

**GLENN COUNTY**  
**Planning & Community Development Services Agency**

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**STAFF REPORT**

MEETING DATE: February 21, 2024  
TO: Glenn County Planning Commission  
FROM: Courtney Paget, Assistant Planner  
SUBJECT: Conditional Use Permit 2023-002, Verizon Wireless, Blue Gum

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Attachments:

1. Mitigation Measures and Conditions of Approval
2. Mitigated Negative Declaration and Initial Study
3. Request for Review, Application, and Comments

## **1 PROJECT SUMMARY**

Complete Wireless Consulting on behalf of Verizon Wireless has applied for a Conditional Use Permit for a wireless telecommunications facility. The facility will be unmanned and operate 24/7. The cell tower structure has a peak height of 124 feet, and 2,500 square feet fenced compound with the dimensions of 50 feet by 50 feet.

The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AE-40” (Exclusive Agriculture). The proposed project is a permitted use with a conditional use permit in the “AE-40” zone. Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

### Location:

The project site is located east of Interstate 5, south of County Road 35, west of County Road I, and north of County Road 39, within in the unincorporated area of Glenn County, California.

Assessor’s Parcel Number (APN) 020-261-014: (43.16± acres).  
N 39 34’ 59.35 (Latitude), W -122 12’ 06.15 (Longitude).

## **1.1 RECOMMENDATIONS**

That the Planning Commission grant the proposed Conditional Use Permit 2023-002 a Mitigated Negative Declaration with the Findings as presented in the Staff Report.

Also, that the Planning Commission approve Conditional Use Permit 2023-002 with the Findings as presented in the Staff Report and the corresponding Mitigation Measures and Conditions of Approval.

## **2 ANALYSES**

### **2.1 ENVIRONMENTAL DETERMINATION**

A copy of the proposed Mitigated Negative Declaration and Initial Study is attached. The Initial Study is a detailed discussion of the project and a discussion of the project’s potential environmental impacts as required by the California Environmental Quality Act (CEQA). The Initial Study concludes that this project will result in no Potentially Significant Impacts to the environment. Therefore, a Mitigated Negative Declaration has been prepared for adoption by the Planning Commission.

### **2.2 GLENN COUNTY UNIFIED DEVELOPMENT CODE (TITLE 15)**

#### **2.2.1 “AE” Exclusive Agricultural Zone (Glenn County Code Chapter 15.33):**

Purpose (Glenn County Code §15.33.010)

*This zoning classification is established for the following purposes:*

- A. *To preserve the maximum amount of the limited supply of agricultural land which is necessary in the conservation of the County's economic resources and vital for a healthy agricultural economy of the County;*
- B. *To eliminate the encroachment of land uses which are incompatible with the agricultural use of land;*
- C. *To prevent the unnecessary conversion of agricultural land to urban uses;*
- D. *To provide areas for both intensive and extensive agricultural activities.*

Sub-Zone and Lot Area (Glenn County Code §15.33.020)

The minimum parcel size for the "AE-40" zone is 36-acres. The project site consists of 43.16 ± acres. The parcel meets the minimum parcel size for the "AE-40" zone; therefore, the project site is adequate in size and shape to accommodate the proposed project.

Uses Permitted with a Conditional Use Permit (Glenn County Code §15.33.040)

*O. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots;*

Maximum Building Height (Glenn County Code §15.33.060)

*The maximum building height in the AE zone shall be:*

- A. *Thirty-five feet for residential structures;*
- B. *Fifty feet for agricultural buildings or structures;*
- C. *Exceptions. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures or necessary mechanical appurtenances may exceed fifty feet in height, provided they do not exceed the airport height restrictions.*

The proposed 124-foot tower is requesting a Conditional Use Permit.

Minimum Distance Between Structures (Glenn County Code §15.33.070)

*A. The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes. The Building Inspection Division will determine compliance with building and fire codes.*

Minimum Yard Requirements (Glenn County Code §15.33.080)

- A. *Front Yard. The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan, or the existing right-of-way for the road along the front of or through the property.*
- B. *Side Yards. The minimum side yards shall be twenty-five feet.*
- C. *Rear Yard. The minimum rear yard shall be twenty-five feet.*

The project will meet the yard requirements of at least thirty feet in all directions.

### **2.2.2 Conditional Use Permit (Glenn County Code Chapter 15.22)**

#### Conditional Use Permit (Glenn County Code §15.22.010)

*The planning commission may grant a conditional use permit for the uses listed in Division 3: Development Districts after notice and hearing as provided in Chapter 15.04 and after making findings as required in section 15.22.020.*

#### Findings (Glenn County Code §15.22.020)

*The approving authority, prior to recommending approval of a development permit shall find as follows:*

- A. *That the proposed use at the particular location is necessary or desirable in providing a service or facility, which will contribute to the general well-being of the public;*

The project would improve telecommunications for the surrounding area.

- B. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;*

This project will not be subjected to hazardous conditions, adverse geologic conditions, proximity to airports, fire hazards, or topography. Impacts from hazards on the project are further discussed in the Initial Study and documentation submitted with the application. The analysis in the Initial Study and documentation submitted with the application concludes that this project will not be detrimental to the health, safety, or general welfare of persons or property in the vicinity of the project.

- C. *That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the planning commission;*



The project property site is approximately 43.16 acres in size. The parcel is adequate in size and shape to accommodate the proposed project.

*D. Except in the case of the expansion of a nonconforming use, that the granting of the permit will not adversely affect the general plan or any area plan of the county.*

The proposed project is consistent with the Land Use Designation of “Intensive Agriculture” and the zoning of “AE-40” (Exclusive Agricultura). The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

### **2.2.3 Performance Standards (Glenn County Code Chapter 15.56)**

The performance standards contained in the following subsections are only an excerpt of the required minimum. They shall not be construed as preventing the review authority, as part of any approval, to require more restrictive standards as deemed necessary; including the operator/applicant’s requirement to meet the corresponding performance standards that may not be specifically reviewed in this report.

#### Air Quality (Glenn County Code §15.56.040)

*All uses shall comply with applicable local, state, and federal laws and regulations regarding contaminants and pollutants. This requirement includes, but is not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. Air quality impacts are further discussed in the Initial Study for the project*

#### Erosion Control (Glenn County Code §15.56.060)

The project is zoned AE-40; therefore, is not in a commercial or industrial zoning. Erosion Control Standards are not applicable; however, Best Management Practices will be met.

#### Fire and Explosion Hazards (Glenn County Code §15.56.070)

*All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment.*

All of the fire protection regulations of the Artois Community Fire Protection District shall be complied with. Hazards are further discussed in the Initial Study for the project.

#### Glare and Heat (Glenn County Code §15.56.080)

- A. *All exterior lighting accessory to any use shall be hooded, shielded, or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line. Buildings and structures under construction are exempt from this provision.*
- B. *No use shall generate heat so that increased ambient air temperature or radiant heat is measurable at any exterior lot line.*

Any exterior lighting at the site shall comply with the glare and heat standards.

Liquid, Solid, and Hazardous Wastes (Glenn County Code §15.56.090)

- A. *All uses are prohibited from discharging liquid, solid, toxic or hazardous wastes onto or into the ground and into streams, lakes or rivers. Discharge into a public or private waste disposal system in compliance with applicable local, state and federal laws and regulations is permitted.*
- B. *Wastes detrimental to a public sewer system or a sewage treatment plant shall not be discharged to a public sewer system unless they have been pretreated to the degree required by the authority having jurisdiction over the sewer system.*
- C. *The handling and storage of hazardous materials the discharge of hazardous materials into the air and water and disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, state and federal regulations.*
- D. *All burning of waste materials accessory to any use shall be in compliance with the county air pollution control district rules and regulations.*
- E. *The disposal or dumping of solid wastes accessory to any use including, but not limited to, slag, paper and fiber wastes or other industrial wastes shall be in compliance with applicable local, state, and federal laws and regulations.*

The Glenn County Air Pollution Control District (GCAPCD) is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances. The storage and handling of hazardous materials are closely monitored by the GCAPCD.

The project will be subject to the conditions and regulations of the Glenn County Environmental Health Department, and Glenn County Air Pollution Control District. Liquid, solid, and hazardous wastes are further discussed in the Initial Study for the project.

Noise (Glenn County Code §15.56.100)

The project is required to conform to all noise standards.

**3 OTHER REQUIREMENTS**

Federal Telecommunications Act

In accordance to correspondence from the applicant; Under the Federal Telecommunications Act, local governments are to act on wireless facility permit applications within a “reasonable period of time.” In 2009, the Federal Communications Commission (“FCC”) issued a declaratory ruling, commonly known as the “Shot Clock ruling,” which clarified this obligation. Under the Shot Clock ruling, local governments generally must take final action on a wireless facility permit application within 90 days after it was filed for a collocation application, or 150 days after any other application was filed. In this case, we believe the 150-day deadline applies, which means that the deadline under federal law for final action on the Application will expire on 02/15/2024. On October 9, 2015, the State of California adopted Assembly Bill No. 57, which has been codified as California Government Code Section 65964.1; provides that an application for a wireless telecommunications facility is “deemed approved” if the local government has not approved or disapproved it within the applicable time period under the FCC Shot Clock ruling.

As a result of the application notification process, the Planning Division received a vicinity comment letter regarding concerns about EMF radiation from the cell tower. The applicant has commented that any wireless technologies deployed in the state of California and Glenn County are required to meet radio frequency (RF) emissions standards set by the Federal Communications Commission (FCC) and that Federal law (Telecommunications Act of 1996) expressly preempts state and local governments from addressing health concerns over RF emissions. Therefore, the County cannot deny a permit to construct a wireless facility on that basis; the County can only require the facility to comply with the emissions standards set by the Federal Communications Commission. A Radio Frequency Report is included the application documentation.

#### Appeals, Expirations

There is a ten (10) calendar day appeal period following Planning Commission action on this conditional use permit (Glenn County Code §15.05.020).

The appeal made to the Glenn County Board of Supervisors must be made in accordance with Section 15.05.020 of the Glenn County Code. The Board of Supervisors will hear the appeal as outlined by this code. The decision of the Board of Supervisors may then be challenged in court.

An approved conditional use permit expires one (1) year from the date of granting unless substantial physical construction and/or use of the property in reliance on the permit has commenced prior to its expiration. An approved conditional use permit may be extended by the director for an additional sixty (60) calendar days provided that the applicant/owner submits a written request for extension to the director at least twenty-one (21) calendar days prior to the expiration date. Only one (1) extension shall be allowed for each permit (Glenn County Code §15.09.100.A).

#### Agency Permits, Project Comments

The necessary permits shall be secured in all affected federal, state, and local agencies. It is the responsibility of the applicant/operator to make certain all requirements are met and permits are obtained from all other agencies.

In addition to the Mitigation Measures and Conditions of Approval, the applicant's and his/her technical or project management representative's attention is directed to the project comments from other agencies reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of applicable government codes. Project comments may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

## **4 FINDINGS**

### **4.1 FINDINGS FOR MITIGATED NEGATIVE DECLARATION**

The Initial Study prepared for the project documents reasons to support the following Findings.

#### **Finding 1 (Aesthetics)**

The project will not have a significant impact on aesthetics. The adopted standards for lighting and construction will minimize impacts from future development. Impacts are considered less than significant.

#### **Finding 2 (Agricultural and Forest Resources)**

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is zoned "AE-40" Exclusive Agricultural Zone (Chapter 15.33 Glenn County Code) and is meant to preserve intensive and extensive agricultural activities. The project does not involve construction or conversion of forestland. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the current use of the land will result, therefore impacts are considered less than significant.

#### **Finding 3 (Air Quality)**

The project will not have a significant impact on air quality because the project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant.

#### **Finding 4 (Biological Resources)**

The project will not have a significant impact on biological resources. There are no identified sensitive habitats or natural communities, therefore the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts are considered less than significant.

#### Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant with mitigation measures incorporated.

##### Mitigation Measure CR-1 (Cultural Resources)

*If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:*

- *If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.*
- *If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
  - 1) *is not eligible for the NRHP or CRHR; or*
  - 2) *that the treatment measures have been completed to their satisfaction.**
- *If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented.*

- *If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.*

#### Finding 6 (Energy)

The project will not have a significant impact on energy. The project will comply with California Green Building Standards as well as California Energy Code. The project will not conflict or obstruct with, and is required to meet state or local plans for renewable or efficient energy.

#### Finding 7 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. Impacts are considered less than significant.

#### Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant change in the current use of the land will result. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

#### Finding 9 (Hazards and Hazardous Materials)

Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed project. The project will not interfere with an adopted emergency response plan nor expose people to risk of loss, injury, or death. Impacts are considered less than significant.

Finding 10 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality because the project will not significantly alter the drainage pattern of the area. The project will not significantly interfere with groundwater recharge in the area. The project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code and is consistent with the surrounding area. The project is also compatible with the Glenn County General Plan land use designation of “Intensive Agriculture”. The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 12 (Mineral Resources)

The project will not have a significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property does not contain Concrete-Grade Mineral Aggregates. Impacts are considered less than significant.

Finding 13 (Noise)

The project will not have a significant impact on people residing or working in the area from excessive noise levels. The proposed project will not substantially increase noise levels in the area or expose people in the area to excessive noise levels. Any future noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not directly within an airport land use plan and not in the vicinity of a private airstrip which would expose people in the area to unacceptable noise levels. Impacts are considered less than significant.

Finding 14 (Population and Housing)

The project will not have a significant impact on population and housing because the project will not displace people or housing. The project does not induce population growth. Impacts are considered less than significant.

Finding 15 (Public Services)

The project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to accommodate the proposed project. Existing requirements for taxes and developmental impact fees are implemented to offset impacts. No impacts are anticipated.

Finding 16 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. No impacts are anticipated.

Finding 17 (Transportation/Traffic)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Public roads will provide adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.

Finding 18 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources, with mitigation measures. The Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. Therefore, no significant adverse impacts are identified or anticipated.

Mitigation Measure TCR -1 (Tribal Cultural Resources)

All personnel upon entering the project site are to undergo tribal cultural awareness training by, at minimum, reviewing and concurring to the corresponding Conditions of Approval and Mitigation Measures requiring to stop work and notify the lead agency and tribes in the event of discovery.

Mitigation Measure TCR -2 (Tribal Cultural Resources)

*In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency.*

*Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal resources is carried out. All*



*significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, tribal representative, and documented according to current professional standards.*

#### Finding 19 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Impacts are considered less than significant.

#### Finding 20 (Wildfire)

The project will not have a significant impact on wildfires. The project will not impair an adopted emergency response plan or emergency evacuation plan. Impacts are considered less than significant.

#### Finding 21 (Mandatory Findings of Significance)

There is no substantial evidence in light of the whole record that the project may have a significant impact on the environment either cumulatively or individually. Impacts are considered less than significant.

### **4.2 FINDINGS FOR CONDITIONAL USE PERMIT**

According to Glenn County Code Sections 15.22.010 and 15.22.030, the following Findings listed in Glenn County Code Section 15.22.020 shall be made prior to recommending approval of a conditional use permit:

#### Finding 1

That the proposed use at the particular location is necessary or desirable in providing a service or facility, which will contribute to the general well-being of the public. The project will improve telecommunications in the area.

#### Finding 2

That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working on the vicinity, or injurious to property or improvements in the vicinity. The proposed project will not have adverse effects on nearby residents, uses, or the public in general.

#### Finding 3

That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the Planning Commission.

Finding 4

That granting the permit will not adversely affect the General Plan or any area plan of the County because the proposed project conforms to the General Plan and County Code.

**5 SAMPLE MOTIONS:**

Environmental Determination:

I move that the Planning Commission adopt a Mitigated Negative Declaration for Conditional Use Permit 2023-002 with the Findings as presented in the Staff Report.

Conditional Use Permit:

I (further) move that the Planning Commission approve Conditional Use Permit 2023-002 with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

**GLENN COUNTY PLANNING AND  
COMMUNITY DEVELOPMENT SERVICES AGENCY**

**MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL**

**Conditional Use Permit 2023-002, Verizon Wireless:**

Pursuant to the approval of the Glenn County Planning Commission, Conditional Use Permit 2023-002, Verizon Wireless is hereby granted subject to the Mitigation Measures and Conditions of Approval set forth herein. Pending final approval by the Glenn County Planning Commission the applicant shall file a signed copy of these Conditions of Approval with the Glenn County Planning & Community Development Services Agency.

**Project Description:**

**Conditional Use Permit 2023-002, Verizon Wireless:**

Verizon Wireless has applied for a Conditional Use Permit for a wireless telecommunications facility. The facility will be unmanned and operate 24/7. The cell tower structure has a peak height of 124 feet, and 2,500 square feet fenced compound with the dimensions of 50 feet by 50 feet.

**Project Location:**

The project site is at County Road I and County Road 39; located east of Interstate 5, south of County Road 35, west of County Road I, and north of County Road 39, within the unincorporated area of Glenn County, California. N 39 34' 59.35" (Latitude), W -122 12' 06.15" (Longitude). The project site comprised the following Assessor's Parcel Number 020-261-014: (43.16± acres).

## **PRIOR TO GROUND DISTURBANCE OR CONSTRUCTION:**

### **Condition of Approval 1 (Glenn County Public Works):**

That prior to any work being done in the County Right-of-Way an Encroachment Permit shall be applied for and received from the Glenn County Public Works Agency.

### **Condition of Approval 2 (Glenn County Planning Division):**

Prior to receiving a Building Permit (Zone Clearance) and operations, the Applicant/Landowner shall submit a copy of a recorded (by Glenn County Recorder's office) Agriculture Statement of Acknowledgement.

### **Condition of Approval 3 (Glenn County Air Pollution):**

The application shall apply for an Authorization to Construct (ATC) and subsequent Permit to Operate (PTO) for the proposed 30 kw emergency stand-by generator.

### **Condition of Approval 4 (Glenn County Air Pollution):**

If the facility plans to store hazardous materials such as diesel or batteries in reportable quantities, they must submit a business plan in CERS (California Environmental Reporting System).

### **Mitigation Measure TCR -1 (Tribal Cultural Resources):**

All personnel upon entering the project site are to undergo tribal cultural awareness training by, at minimum, reviewing and concurring to the corresponding Conditions of Approval and Mitigation Measures requiring to stop work and notify the lead agency and tribes in the event of discovery.

## **DURING CONSTRUCTION/EXCAVATION ACTIVITIES**

### **Mitigation Measure CR-1 (Cultural Resources):**

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:

- 1) is not eligible for the NRHP or CRHR; or
- 2) that the treatment measures have been completed to their satisfaction.

If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented.

If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

#### Mitigation Measure TCR -2 (Tribal Cultural Resources)

In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, tribal representative, and documented according to current professional standards.

**ON GOING:**

**Condition of Approval 5 (Glenn County Environmental Health):**

All Garbage, rubbish, and refuse created, produced, or accumulated at the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once per week. All garbage, rubbish, and refuse shall be stored in leak-proof containers with tight-fitting lids.

**Condition of Approval 6 (Glenn County Planning Division):**

That the operator shall post financial assurances in the amount of \$25,000.00 to ensure that the tower will be removed and that the site will be reclaimed to its original condition. That the amount of the financial assurances shall be continuously maintained at the amount required as necessary.

**Condition Of Approval 7 (Glenn County Planning Division):**

That the applicant shall deposit an annual nonrefundable fee of two-hundred fifty (\$250.00) dollars for the purpose of Mitigation and Conditions of Approval monitoring. The first deposit shall be made by March 1, 2024; and annually each year thereafter.

**Condition of Approval 8 (Glenn County Planning Division):**

That the areas of operation and uses shall be confined to as listed in these Mitigation Measures and Conditions of Approval, and delineated as on file with the Glenn County Planning & Community Development Services Agency.

**Acknowledgment:**

I hereby declare under penalty of perjury that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of the Conditional Use Permit, and that I agree to abide fully by said conditions. Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this permit. I have the proper legal authority to, and am signing on the behalf of, those with interest in Verizon Wireless.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: Steve Proo, Sacramento Valley LP, d/b/a Verizon Wireless

**Conditional Use Permit 2023-002  
Verizon Wireless, Blue Gum**

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## MITIGATED NEGATIVE DECLARATION

Meeting Date: February 21, 2024

Project Title: Conditional Use Permit 2023-002  
Verizon Wireless Telecommunications Tower

Lead Agency: Glenn County Planning & Community Development Services Agency  
225 N. Tehama St.  
Willows, California 95988

Contact Person: Courtney Paget, Assistant Planner  
(530) 934-6540  
[cpaget@countyofglenn.net](mailto:cpaget@countyofglenn.net)

Project Location: The project site is at County Road I and County Road 39; located east of Interstate 5, south of County Road 35, west of County Road I, and north of County Road 39, within the unincorporated area of Glenn County, California.

APN: 020-261-014 (43.16± acres)

Applicant: Sacramento Valley LP d/b/a Verizon Wireless  
Attn: Steve Proo  
2009 V Street  
Sacramento, CA 95818  
916-838-6713  
[sproo@completewireless.net](mailto:sproo@completewireless.net)

Landowner: Carol and Todd Enos  
6386 County Road 42  
Willows, CA 95988

General Plan: "Intensive Agriculture"

Zoning: "AE-40" Exclusive Agricultural Zone (36-acre minimum parcel size).

Project Summary:

### **Conditional Use Permit 2023-002, Verizon Wireless, Blue Gum**

Complete Wireless Consulting on behalf of Verizon Wireless has applied for a Conditional Use Permit for a wireless telecommunications facility. The facility will be unmanned and operate 24/7. The cell tower structure has a peak height of 124 feet, and 2,500 square feet fenced compound with the dimensions of 50 feet by 50 feet.



Surrounding Land Uses and Setting:

Surrounding land uses and setting is further described in Section 2 below.

Other Public Agencies whose Approval is Required (e.g., permits, financing approval, or participation agreement.):

Other agencies may require permits that were not specifically listed or have yet to be recognized through the Initial Study and Glenn County permitting process. It is the responsibility of the applicant/agent to recognize and acquire any/all necessary permit approvals.

FINDINGS FOR MITIGATED NEGATIVE DECLARATION

An Initial Study has been prepared by the Glenn County Planning & Community Development Services Agency. Based on this study, it is determined that the proposed project will not have a significant effect on the environment. The following Findings are made based on the Initial Study to support a Mitigated Negative Declaration:

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics. The adopted standards for lighting and construction will minimize impacts from future development. Impacts are considered less than significant.

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is zoned "AE-40" Exclusive Agricultural Zone (Chapter 15.33 Glenn County Code) and is meant to preserve intensive and extensive agricultural activities. The project does not involve construction or conversion of forestland. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the current use of the land will result, therefore impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality because the project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant.

#### Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. There are no identified sensitive habitats or natural communities, therefore the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts are considered less than significant.

#### Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant with mitigation measures incorporated.

##### Mitigation Measure CR-1 (Cultural Resources)

*If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:*

- *If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.*
- *If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
  - 1) *is not eligible for the NRHP or CRHR; or*
  - 2) *that the treatment measures have been completed to their satisfaction.**
- *If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented.*

- *If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.*

#### Finding 6 (Energy)

The project will not have a significant impact on energy. The project will comply with California Green Building Standards as well as California Energy Code. The project will not conflict or obstruct with, and is required to meet state or local plans for renewable or efficient energy.

#### Finding 7 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. Impacts are considered less than significant.

#### Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant change in the current use of the land will result. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

#### Finding 9 (Hazards and Hazardous Materials)

Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed project. The project will not interfere with an adopted

emergency response plan nor expose people to risk of loss, injury, or death. Impacts are considered less than significant.

#### Finding 10 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality because the project will not significantly alter the drainage pattern of the area. The project will not significantly interfere with groundwater recharge in the area. The project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

#### Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code and is consistent with the surrounding area. The project is also compatible with the Glenn County General Plan land use designation of "Intensive Agriculture". The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

#### Finding 12 (Mineral Resources)

The project will not have a significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property does not contain Concrete-Grade Mineral Aggregates.

#### Finding 13 (Noise)

The project will not have a significant impact on people residing or working in the area from excessive noise levels. The proposed project will not substantially increase noise levels in the area or expose people in the area to excessive noise levels. Any future noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not directly within an airport land use plan and not in the vicinity of a private airstrip which would expose people in the area to unacceptable noise levels. Impacts are considered less than significant.

#### Finding 14 (Population and Housing)

The project will not have a significant impact on population and housing because the project will not displace people or housing. The project does not induce population growth. Impacts are considered less than significant.

Finding 15 (Public Services)

The project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to accommodate the proposed project. Existing requirements for taxes and developmental impact fees are implemented to offset impacts. No impacts are anticipated.

Finding 16 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. No impacts are anticipated.

Finding 17 (Transportation/Traffic)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Public roads will provide adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.

Finding 18 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources with mitigation measures incorporated. Native Tribes were sent project documentation and invited to review and comment on the project; additionally, the Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. It is concluded this proposal will not have a significant impact with mitigation measures incorporated.

Mitigation Measure TCR -1 (Tribal Cultural Resources)

All personnel upon entering the project site are to undergo tribal cultural awareness training by, at minimum, reviewing and concurring to the corresponding Conditions of Approval and Mitigation Measures requiring to stop work and notify the lead agency and tribes in the event of discovery.

Mitigation Measure TCR -2 (Tribal Cultural Resources)

*In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation*

*measures, based on recommendations listed in the archaeological survey report and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency.*

*Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, tribal representative, and documented according to current professional standards.*

#### Finding 19 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Impacts are considered less than significant.

#### Finding 20 (Wildfire)

The project will not have a significant impact on wildfires. The project will not impair an adopted emergency response plan or emergency evacuation plan. Impacts are considered less than significant.

#### Finding 21 (Mandatory Findings of Significance)

There is no substantial evidence in light of the whole record that the project may have a significant impact on the environment either cumulatively or individually. Impacts are considered less than significant with migration measures and conditions of approval.

## CHAPTER 1 INTRODUCTION

### 1.1 INTRODUCTION AND REGULATORY GUIDANCE

This Initial Study has been prepared by the County of Glenn to evaluate the potential impacts on the environment that could result from the implementation of the proposed project and to identify, if necessary, any mitigation measures that will reduce, offset, minimize, avoid, or otherwise compensate for significant environmental impacts.

This Initial Study has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), encoded in Sections 21000 *et seq.* of the Public Resources Code (PRC) with Guidelines for Implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 *et seq.*

An initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that there is no substantial evidence that the project may have a significant effect on the environment, a Negative Declaration may be prepared [CEQA Guidelines §15064(f)(3)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This document conforms to the content requirements under CEQA Guidelines §15071.

Alternatively, a Mitigated Negative Declaration may be prepared if the Initial Study identifies a potentially significant effect for which the project's proponent, before public release of a proposed Mitigated Negative Declaration, has made or agrees to make project revisions that mitigate the effects [CEQA Guidelines §15064(f)(2)].

Approval of the proposed project requires discretionary action by the County. According to CEQA Guidelines, a discretionary action or project must be reviewed by the lead agency, to determine its potential effects on the environment. Prior to preparation of the Initial Study, a Request for Review, which included a copy of the application and project description, was sent out by the County of Glenn to responsible and trustee state agencies, and local agencies and organizations to identify issues to be addressed in the Initial Study. Comments that were received were considered during the preparation of the Initial Study.

### 1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally

be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose."

The lead agency for the proposed project is Glenn County Planning & Community Development Services Agency. The contact person for the lead agency to whom all inquiries and comments on this environmental document should be addressed is:

Courtney Paget, Assistant Planner  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street, Willows, CA 95988  
(530) 934-6540, [cpaget@countyofglenn.net](mailto:cpaget@countyofglenn.net)

### **1.3 SUMMARY OF FINDINGS**

This document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

In accordance with §15064(f) of the CEQA Guidelines, a Mitigated Negative Declaration (MND) shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, that the proposed project would have a significant effect on the environment. It is proposed that a MND be adopted in accordance with the CEQA Guidelines.



## CHAPTER 2 PROJECT DESCRIPTION

### 2.1 Project Description

This Initial Study has been prepared for Conditional Use Permit 2023-002- Verizon Wireless, Wireless Telecommunications Facility. The proposal includes the permitting for a wireless telecommunications facility. The cell tower has a peak height of 124 feet, and a 2,500 square foot chain link fenced compound with the dimensions of 50 feet by 50 feet. The proposed design includes nine antennas on three sectors, mounted at a centerline of 120 feet. There will be three outdoor equipment cabinets, a microwave dish, and one emergency 30KW standby generator. The facility will be unmanned and operate 24/7.

Verizon Wireless is currently improving the existing wireless network in Glenn County. The proposed installation of this new telecommunications facility will improve wireless coverage to the area and will increase the network capacity. This network will provide a valuable service to those who live, travel and do business in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

### 2.2 Location

The project site is located east of Interstate 5, south of County Road 35, west of County Road I, and north of County Road 39, within in the unincorporated area of Glenn County, California. N 39 34' 59.35 (Latitude), W -122 12' 06.15 (Longitude). The project property comprised the following Assessor's Parcel Number 020-261-014: (43.16± acres).

### 2.3 Surrounding Land Uses and Setting

The majority of the project site is being utilized for agriculture and this will not change as a result of the proposal.

**Table 1** identifies the existing uses, General Plan designation and Zoning designations for the subject property and neighboring properties. All of the surrounding parcels are zoned general agriculture. Properties within this area also consist of dispersed dwellings for rural residential uses.

<b>Table 1: Existing Uses and Land Use Designations</b>			
	<b>Existing Uses</b>	<b>General Plan</b>	<b>Zoning Designations</b>
Project Site	Agriculture	General Agriculture	AE-20
North	Agriculture/Residential	General Agriculture	AE-20
East	Agriculture/Residential	General Agriculture	AE-20
South	Agriculture	General Agriculture	AE-20
West	Agriculture	General Agriculture	AE-20

## **2.4 Federal Telecommunications Act**

In accordance to correspondence from the applicant; Under the Federal Telecommunications Act, local governments are to act on wireless facility permit applications within a “reasonable period of time.” In 2009, the Federal Communications Commission (“FCC”) issued a declaratory ruling, commonly known as the “Shot Clock ruling,” which clarified this obligation. Under the Shot Clock ruling, local governments generally must take final action on a wireless facility permit application within 90 days after it was filed for a collocation application, or 150 days after any other application was filed. In this case, we believe the 150-day deadline applies, which means that the deadline under federal law for final action on the Application will expire on 02/15/2024. On October 9, 2015, the State of California adopted Assembly Bill No. 57, which has been codified as California Government Code Section 65964.1; provides that an application for a wireless telecommunications facility is “deemed approved” if the local government has not approved or disapproved it within the applicable time period under the FCC Shot Clock ruling.

## CHAPTER 3 ENVIRONMENTAL CHECKLIST

### PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment.

A significant impact is considered a substantial adverse effect, one that exceeds some critical and accepted threshold for negative environmental effects. CEQA defines a significant effect on the environment as "...a substantial, or potentially substantial, adverse (i.e., negative) change in any of the physical conditions within the area directly or indirectly caused by the Project, including effects on land, air, water, flora, fauna, ambient noise, and objects of historic or aesthetic "significance" (CEQA Guidelines, §15382). As recommended in the CEQA Guidelines, impacts are also identified as "potentially significant" prior to mitigation.

Mitigation Measures are measures to mitigate, avoid, or substantially lessen impacts identified as significant or potentially significant. According to CEQA, the term "mitigation measures" refers to those items that are in addition to standard conditions, uniform codes, or project features that may also reduce potential impacts.

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	<b>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</b>
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Courtney Paget

Signature

Courtney Paget, Assistant Planner

01-18-24

Date

**I. AESTHETICS**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the project have a substantial adverse effect on a scenic vista?**

**Less Than Significant Impact.** A scenic vista can be defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. There is no designated scenic vista on or adjacent to the proposal site. The cell tower will have a visual impact on the area; however, because of the existing development, the impact will be less than significant and will not have a substantial adverse effect on a scenic vista.

**b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Less Than Significant Impact.** Scenic resources are defined as those landscape patterns and features that are visually or aesthetically pleasing and that, therefore, contribute affirmatively to the definition of a distinct community or region. Scenic areas, open spaces, rural landscapes, vistas, country roads, and other factors interact to produce a net visual benefit upon individuals or communities. Those visual resources that uniquely contribute to that public benefit are scenic resources under CEQA.

The proposed project would not remove scenic resources such as buildings (historic or otherwise), rock outcroppings, or trees. There are no unique scenic resources or structures located at the project site. The roadways in Glenn County are not listed as Eligible or as Officially Designated Scenic Highways according to the California Department of Transportation.<sup>1</sup> The project as proposed will not damage scenic resources in the area. Therefore, impacts would be less than significant.

**c) In nonurbanized areas, would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

**Less Than Significant Impact.** Visual character is descriptive and non-evaluative, which means it is based on defined attributes that are neither good nor bad in and of themselves. It is the objective composition of the visible landscape within a viewshed. It is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers. The existing visual character of the specific project location will change, but would not substantially be degraded. Compliance with the Glenn County Code provides standards for building height and placement of any future structures to ensure the visual quality of the area. Therefore, the existing visual character of the project site would not substantially change or be degraded. It is concluded that there will be a less than significant impact on the existing visual character and quality of the site and its surroundings as a result of this project.

**d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**Less Than Significant Impact.** The cell tower is not anticipated to produce glare, which may adversely affect day or nighttime views in the area. Therefore, the glare at the project location would not substantially alter the existing characteristics of the area.

Installation of future lighting will be required to conform to the Glenn County Code. Glenn County Code §15.56.080 (Glare and Heat) states the following: *All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line.* New exterior lighting will be required to be hooded to reduce glare and retain light to limited areas. Additionally, the light shall not be directed beyond the property lines. The only lighting on the facility will be shielded lights inside the lease area for safety, therefore it is concluded that there will be a less than significant impact.

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<sup>1</sup> California Department of Transportation. *Officially Designated State Scenic Highways.*  
<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

## II. AGRICULTURE AND FOREST RESOURCES

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared**

**pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.** The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. Farmland is classified according to its ability to support crops or livestock. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Farmland of Local Potential, Grazing Land, Urban and Built-Up Land, and Other Land.

The majority of the land within the valley of Glenn County is classified as either Prime Farmland or Farmland of Statewide Importance. Based on the most recent FMMP map, the project site is designated as Prime Farmland.<sup>2</sup> California Department of Conservation defines ‘Prime Farmland’ as *“The best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.”*

The project site is designated Prime Farmland; however, the proposed cell tower compound dimensions are approximately 50 feet by 50 feet (2,500 square feet), and no agricultural land will be removed from productions as a result of this proposal. It is concluded that there will be no impact.

**b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** The project site is not subject to an agricultural contract under the Williamson Act and would not convert agricultural land to non-agricultural use. The project site is zoned for Exclusive Agriculture, therefore will not result in the removal of contracted land from agricultural use. It is concluded that there will be no impact on existing zoning for agricultural use or a Williamson Act contract.

**c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production.

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<sup>2</sup> California Department of Conservation. *Farmland Mapping & Monitoring Program*.  
<https://www.conservation.ca.gov/dlrp/fmmp>



The project site is zoned “AE” Exclusive Agriculture Zone (Chapter 15.33 Glenn County Code) and is meant to protect intensive and extensive agricultural activities. The project does not involve construction or conversion of forestland; therefore, it is concluded that the project will have no impact.

**d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** Forest land is defined in Public Resources Code section 12220(g) as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* This project will not result in the loss of forest land therefore, there will be no impact as a result of this project.

**e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.** There will be no changes in the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impacts are anticipated.

### III. AIR QUALITY

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthy pollutant concentrations. Examples of criteria pollutants (according to California Ambient Air Quality Standards) include ozone (O<sub>3</sub>), carbon monoxide (CO), sulfur oxides (SO<sub>x</sub>) and nitrogen dioxide (NO<sub>2</sub>).<sup>3</sup>

Geographic areas are classified under the federal and California Clean Air Act (CAA) as in either attainment or nonattainment for each criteria pollutant based on whether the Ambient Air Quality Standards have been achieved. The CAA requires air districts which have been designated as a nonattainment area for California Ambient Air Quality Standards for ozone, carbon monoxide, sulfur dioxide, or nitrogen dioxide to prepare and submit a plan for attaining and maintaining the standards. Glenn County is within the Northern Sacramento Valley Planning Area air district.

<sup>3</sup> Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment PLAN  
<http://airquality.org/SVBAPCC/Documents/2018%20Triennial%20Report.pdf>

The California Clean Air Act of 1988 also requires that districts review their progress toward attaining the CAAQS every three years. The 2018 Triennial Air Quality Attainment Plan is the latest Air Quality Attainment Plan that has been prepared for the Northern Sacramento Valley Planning Area.

The 2018 plan assesses the progress made in implementing the previous triennial update completed in 2015 and proposes modifications to the strategies necessary to attain the CAAQS by the earliest practicable date. The 2018 plan includes the following:

1. Assessment of progress towards achieving the control measure commitments in the previous Triennial Plan.
2. Summary of the last three years of ozone data to demonstrate improvement of air quality.
3. Comparison of the expected versus actual emission reductions for each measure committed to in the previous Triennial Plan.
4. Updated control measure commitments and growth rates of population, industry, and vehicle related emissions.

**a) Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**Less Than Significant Impact.** Air quality standards are set at both the federal and state levels. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. The GCAPCD sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants. The GCAPCD is supervised by the U.S. Environmental Protection Agency. Under the federal Clean Air Act, local air quality districts must produce and implement plans for cleaning up any pollutant that exceeds federal standards.

The proposal will not conflict with or obstruct implementation of an applicable air quality plan. The Air Quality section of the Glenn County General Plan establishes mitigation measures designed to reduce particulate matter (PM) and ozone precursors in the ambient air as a result of emissions from sources that attract or generate motor vehicle activity.

Glenn County has been designated as an attainment area for ozone<sup>4</sup>; additionally, there have been no exceedances of the maximum ozone values for 1- hour or 8-hour standard since 2010.

There may be a minimal increase in vehicle trips. Particulate matter emissions can be expected during future construction from the transport of workers and machinery to and from the site as well as operation of equipment on-site. All

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<sup>4</sup> California Air Resources Board. *Maps of State and Federal Area Designations*.  
<https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations>

equipment used shall be maintained in compliance with the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board engine standards.

The Glenn County Air Pollution office commented on the project, and as a result the following are Conditions of Approval for the proposal.

Condition of Approval:

The application shall apply for an Authorization to Construct (ATC) and subsequent Permit to Operate (PTO) for the proposed 30 kw emergency stand-by generator.

Condition of Approval:

If the facility plans to store hazardous materials such as diesel or batteries in reportable quantities, they must submit a business plan in CERS (California Environmental Reporting System).

The project would not significantly contribute to air quality impacts during future construction. All future development is to comply with the requirements of the GCAPCD. Given this information, it is concluded that the impact from the proposal is less than significant.

- b) **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

**Less Than Significant Impact.**

See Section III a)

Each project with emissions falling under regulatory standards must individually comply with the GCAPCD regulations. In addition, each project would be required to utilize the best available control technology to mitigate impacts to air quality.

Glenn County has been designated as an attainment area for ozone; additionally, there have been no exceedances of the maximum ozone values for 1- hour or 8-hour standard since 2010. An "Attainment" area is defined as a geographic area that meets or exhibits values lower than the level of a criteria air pollutant allowed by the federal standards; a "Nonattainment" area is defined as a geographic area in which the level of a criteria air pollutant is higher than the level allowed by the federal standards.

There will not be a significant increase in Vehicle Miles Traveled (VMT) as a result of this project. Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan estimated Glenn County would have VMT/1000 people of approximately 988 by 2020. This project is not anticipated to significantly increase VMT due to the number of people coming on site. It is also not anticipated to increase population. Both VMT and population growth are contributors to

pollutants, in this case the impacts from the proposal for VMT and population growth are considered less than significant.

**c) Would the project expose sensitive receptors to substantial pollutant concentrations?**

**Less Than Significant Impact.** Neither California statutes nor regulations define “sensitive receptors” but this term normally refers to locations where uses and/or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). Examples of sensitive receptors include schools, hospitals, churches, recreation and residential areas.

The proposed project is in an area zoned for agriculture uses. Land use within the vicinity of the project site is primarily agricultural and residential uses. There are no schools, churches, hospitals, recreation areas, or other public facilities within the immediate vicinity of the project site.

All uses at the site are still required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants (Glenn County Code §15.56.040). These requirements include, but are not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. As there are no sensitive receptors in the vicinity, impacts are anticipated to be less than significant.

**d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**Less Than Significant Impact.** Neither California statutes nor regulations define “sensitive receptors” but this term normally refers to locations where uses and/or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children, the elderly, and the like). Examples of receptors include schools, hospitals, churches, and residential areas. The proposed project would not expose sensitive receptors to substantial pollutant concentrations.

All uses at the site will be required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants during construction (Glenn County Code §15.56.040). Impacts are anticipated to be less than significant.

**IV. BIOLOGICAL RESOURCES**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Regulatory Background**

Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act

(CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA.

#### Waters of the United States

The U.S. Army Corps of Engineers (Corps) regulates “Waters of the United States” under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation Manual*<sup>5</sup>, are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as “other waters” and are often characterized by an ordinary high-water mark. Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

#### Waters of the State

The term “Waters of the State” is defined by the Porter-Cologne Act as “any surface water or groundwater, including saline waters, within the boundaries of the state.” The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes “isolated” wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program, which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a

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<sup>5</sup> Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.

proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

#### Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term “stream”, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation” (14 CCR 1.72). In addition, the term “stream” can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife.<sup>6</sup> “Riparian” is defined as “on, or pertaining to, the banks of a stream.” Riparian vegetation is defined as “vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself”.<sup>7</sup> Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

- a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

**Less Than Significant Impact.** This project will not have a substantial adverse effect on species identified as a candidate, sensitive, or special status species. According to Glenn County Environmental Impact Report, no sensitive species have been known to be located within the project site.

Many of the plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats. As discussed below in the next sections, the project site does not contain and is not considered, associated with, or located within the vicinity of any riparian habitat, wetlands, or other sensitive natural community.

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<sup>6</sup> California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.

<sup>7</sup> California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.



Birds may continue to forage in the open space located at the project site and in the surrounding areas. No endangered plant species are known to exist within the project site due to previous grading disturbance. The project does not include activities that would adversely affect fisheries because the site is not located near major watercourses. The current agricultural of the project site will continue, therefore the type of habitat it provides will not significantly change.

It is concluded that the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

- b) **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?**

**Less Than Significant Impact.** Riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek. The project site is not located within the vicinity of these water courses.

According to the National Wetland Inventory Map of the U.S. Fish and Wildlife Service<sup>8</sup>, the project site does not contain any wetlands or riparian areas. The project is not located within the vicinity of streams or creeks, which support riparian habitat.

The project does not involve changes to the physical environment, which would alter or destroy sensitive natural communities. The current land use of the site will not change and future development would not be significant. It is concluded that there would be a less than significant impact on riparian habitat or other sensitive natural community.

- c) **Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**Less Than Significant Impact.** Since the 1970s, the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency have used the following definition for wetlands for regulatory purposes: *“Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a*

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<sup>8</sup> California Department of Fish and Wildlife. *National Wetland Inventor:* <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

*prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”*

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service, wetlands do not exist at the project site.<sup>9</sup> According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife the project site is not designated as a protected wetland site.<sup>10</sup> The project will not directly remove, fill, interrupt the hydrology of, or otherwise affect federally protected wetlands. Therefore, it is concluded that there will be no impact on federally protected wetlands as a result of this project.

- d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**Less Than Significant Impact.** According to the Existing Conditions Report, the California Department of Fish and Wildlife has divided the State into 11 Deer Assessment Units (DAUs). Glenn County's is located within Unit 5 (Central Sierra) and Unit 8 (Central Coast-North). The deer herds of Unit 5 are largely migratory deer located within the west slope of the Sierra Nevada Mountain range, with smaller resident populations along the Sacramento Valley floor including Colusa County. The deer herds of Unit 8 are largely resident animals that exhibit some upslope/downslope movement with seasonal changes in weather and forage conditions. Deer within Glenn County are common within the forest communities where common habitat includes several oak species, western mountain mahogany, chamise, riparian-wetland areas, willow/birch, ceanothus, and manzanita. Deer are also common in the foothill communities where common habitat includes oak-woodland, oak-annual grass savanna, and chaparral shrub stands. Deer is less common, but can be found in the valley floor in agricultural fields, pastures, and riparian areas. Based on the project site's location in the eastern portion of the County, there will be a less than significant impact on migration corridors.

Glenn County is located within the Pacific Flyway; a migratory corridor for birds moving between their winter and summer ranges. Winter waterfowl habitat is located within and surrounding the Sacramento National Wildlife Refuge, which is located in the southern part of the County. Many of these birds are protected by the Migratory Bird Treaty Act which prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the United States Secretary of the Interior. The project would have no impact on migratory

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<sup>9</sup> United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

<sup>10</sup> California Department of Fish and Wildlife. 2015. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>

waterfowl and other birds migrating through the region because the project does not include features, which would draw migratory fowl to the area.

The project does not involve new activities on undisturbed ground. The project activities would not alter or destroy migratory wildlife corridors. The project site does not contain native wildlife nursery habitat. The project would not significantly impede migratory wildlife corridors. The proposed project would have a less than significant impact upon the movement of any native resident or migratory wildlife species.

**e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** The proposed project would not create a conflict with local policies or ordinances protecting biological resources because there are none within the area of the project. Therefore, it is concluded that there will be no impact.

**f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** The proposed project would not create a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan because no plans have been adopted for this specific area. Therefore, it is concluded that there will be no impact.

**V. CULTURAL RESOURCES**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cultural resources include prehistoric and historic period archeological sites; historical features, such as rock walls, cemeteries, water ditches and flumes, and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates the past.

- a) **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**
- b) **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**
- c) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

**a), b), and c) Less Than Significant Impact with Mitigations Incorporated**

In compliance with CEQA Guideline §15064.5 (Determining the Significance of Impacts to Archaeological and Historical Resources), a request for a records search was submitted to the Northeast Information Center (NEIC), a member of the California Historic Resources Information System (CHRIS), to determine if any cultural places are located within the project site. Results from the NEIC were received November 7, 2023.

Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA).

Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until

the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code. The potential exists to possibly uncover previously unidentified resources; therefore, it is concluded that there is a less than significant impact with mitigation measure incorporated.

**Mitigation Measure CR-1 (Cultural Resources)**

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
  - - A. is not eligible for the NRHP or CRHR; or
    - B. that the treatment measures have been completed to their satisfaction.
- If the findings include human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site

with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

*Timing/Implementation:*

During Construction/Excavation Activities

*Enforcement/Monitoring:*

*Glenn County Planning & Community Development Services Agency*

**VI. ENERGY**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Less Than Significant Impact.** The proposal will not result in a significant impact due to wasteful, inefficient or unnecessary consumption. The project must comply with California Green Building Standards as well as California Energy Code. All future development shall comply with California Green Building Standards as well as California Energy Code. Impacts are anticipated to be less than significant.

- b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Less Than Significant Impact.** This proposal will not conflict with any state or local renewable energy plan or efficiency. This proposal is required to conform with Glenn County Energy Element. Construction of this project would be required to comply with the updated Title 24 of the California Code of Regulations established by the Energy Commission regarding emergency conservation standards. Impacts are anticipated to be less than significant.

**VII. GEOLOGY AND SOILS**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



a) **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**Less Than Significant Impact.** Fault rupture occurs when an active fault displaces in two separate directions during an earthquake. The State of California passed the Alquist-Priolo Special Studies Zone Act in 1972 to address seismic hazards associated with faults and to establish criteria for developments for areas with identified seismic hazard zones. Sudden surface rupture from severe earthquakes can cause extensive property damage, but even the slow movement known as “fault creep” can cause displacement that results in offset or disfiguring of curbs, streets, and buildings.

According to The California of Conservation Earthquake Zones of Required Investigation map, the project site is not located in a fault zone, and fault rupture is not anticipated.<sup>11</sup> Given this data, seismic related activities such as rupture of known earthquake faults would be less than significant.

- ii) **Strong seismic ground shaking?**

**Less Than Significant Impact.** According to the Glenn County Existing Conditions Report, Glenn County is in a relatively inactive seismic area, and no significant earthquakes have been identified. There are no Alquist-Priolo Special Studies Zones within the County. Glenn County is in a Seismic Design Category “D” according to the California Building Code (CBC). This category requires that special precautions be taken, in accordance with the CBC, during construction to avoid or minimize earthquake damage. All construction in the County is required to meet the standard set by the CBC for this area.

The California Building Code (CBC) establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. Seismic risk categories are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes.

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<sup>11</sup> California Department of Conservation. Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

According to the Glenn County Existing Conditions Report, Glenn County is considered to be within an area that is predicted to have a 10 percent probability that a seismic event would produce horizontal ground shaking of 10 to 20 percent within a 50-year period. This level of ground shaking correlates to a Modified Mercalli intensity of V to VII, light to strong.

The seismic history of Glenn County shows the area to be generally stable. Glenn County's stability can be correlated with its location away from tectonic plate boundary convergence/divergence and its location away from major active faults with high slip rates. Adherence to the California Building Code will prevent potential impacts on future construction. Given this data, seismic related activities such as strong seismic ground shaking would have a less than significant impact on people and structures in the area of the project.

**iii) Seismic-related ground failure, including liquefaction?**

**Less Than Significant Impact.** Liquefaction is defined as the transformation of a granular material from a solid state into a liquefied state as a consequence of increased pore water pressure. Ground shaking resulting from an earthquake is capable of providing the mechanism for liquefaction.

Due to the lack of seismic activity in Glenn County, it is unlikely that liquefaction or other ground failure of this type would occur. Liquefaction generally occurs in low-lying areas with saturated soils and its effects are commonly observed near water bodies. Soils with a loose structure, such as sand, are more susceptible to liquefaction when saturated.

According to The California of Conservation Earthquake Zones of Required Investigation map, the project site is not located in a Liquefaction Zone. Further, the California Geologic Survey does not list Glenn County as an area where seismic activity affects soil stability. It is concluded that there is less than significant impact.

Also see a) i-ii) above.

**iv) Landslides?**

**No Impact.** Landslides include phenomena that involve the downslope displacement and movement of material, either triggered by static (gravity) or dynamic (earthquake) forces. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil or bedrock units.

According to The California Department of Conservation Earthquake Zones of Required Investigation map, the project site is not in a Landslide Zone. The topography of the site and surrounding area is relatively flat; therefore, it is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

**b) Would the project result in substantial soil erosion or the loss of topsoil?**

**Less Than Significant Impact.** Soil erosion occurs through either water or wind action. Erosion by water includes sheet, rill, ephemeral gully, classical gully, and streambank erosion. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. These topographic conditions do not exist at the site.

Disruption of soils on the site is not expected to create significant soil erosion. The project would therefore not result in substantial soil erosion or the loss of topsoil. It is concluded that there will be a less than significant impact.

**c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

**Less Than Significant Impact.** This proposal will have a less than significant impact on soil involving unstable soils that may result in onsite or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. Soils and the geology of the project site are generally stable because of the area's seismic stability and low relief (see Section VI. a) i) above).

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. According to The California Department of Conservation Earthquake Zones of Required Investigation map, the project site is not in a Landslide Zone. Landslides are not a threat because the site is not located in an area with a great amount of relief.

Lateral Spreading

There is a low probability for lateral spreading to occur because of the area's seismic stability. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from lateral spreading.

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials. The principal causes of subsidence are aquifer-system compaction, drainage of organic soils,

underground mining, hydro compaction, natural compaction, sinkholes, and thawing permafrost.<sup>12</sup>

Subsidence has been shown to occur within Glenn County and widespread affecting the valley floor. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from subsidence.

#### Liquefaction/Collapse

Liquefaction occurs when loosely packed sandy or silty materials saturated with water are shaken hard enough to lose strength and stiffness. Liquefied soils behave like a liquid and are responsible for damage during an earthquake, causing pipes to leak, roads and airport runways to buckle, and building foundations to be damaged. There is a low probability for liquefaction and ground collapse to occur because of the area's seismic stability. Future construction in compliance with the California Building Code will reduce impacts from liquefaction and collapse.

Based on the information provided above, it is concluded that there will be a less than significant impact.

d) **Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less Than Significant Impact.** Expansive soils are those that shrink or swell with the change in moisture content. The volume of change is influenced by the quantity of moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil.

According Glenn County Existing Conditions Report, most of Glenn County has expansive soils.<sup>13</sup> Soils containing a high clay content often exhibit a relatively high potential to expand when saturated, and contract when dried out. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.

There would be no substantial risks to life or property from this project because all future development will require compliance with the California Building Code (CBC) to avoid potential unstable earth conditions or changes in geologic substructures. As part of the building permit process for future structures on the project site, the Glenn County Building Division will ensure that the foundations of all new structures are adequately designed for the shrink/swell characteristics of

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<sup>12</sup> U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

<sup>13</sup> Glenn County. *Glenn County Existing Conditions Report*. 2020. <https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/5e556b56c253f84cdc287783/1582656403698/GlennCounty-ECR-Final-Feb2020.pdf>

expansive soils and no significant impacts to life or property are expected. An engineer will be required to design the footings for all future structures to address this soil condition. California Building Code compliance reduces potential impacts from expansive soils to less than significant. Therefore, it is concluded that there is a less than significant impact.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**Less Than Significant Impact.** Future development on the project site would not require the installation or operation of septic systems. Based on the information provided, it is concluded that the impact is less than significant.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Less Than Significant Impact.** The project site contains no known paleontological resources or unique geologic sites. It is concluded there will be a less than significant impact. Also see the Cultural and Tribal Cultural Resources sections.

### VIII. GREENHOUSE GAS EMISSIONS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Legislative/Regulatory

The Governor of California signed Executive Order S-3-05 (EO), in June 2005, which established statewide reduction targets for greenhouse gases. The EO states that emissions shall be reduced to 2000 levels by 2010, to 1990 levels by 2020, and by 2050 reduced to 80 percent of the 1990 levels. Assembly Bill 32, the California Global Warming Solutions Act, 2006 (AB 32), was signed into law in September 2006. AB 32 finds that global warming poses a serious threat to the economic wellbeing, public health, natural resources, and the California environment. It establishes a state goal of reducing greenhouse gas emissions to 1990 levels by the year 2020, which would be a 25 percent reduction from forecasted emission levels.

Senate Bill 97 (SB 97) was approved by the Governor of California in August 2007. SB 97 requires the Governor’s Office of Planning and Research (OPR) to prepare, develop, and transmit guidelines to the Resources Agency for the feasible mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions, as required by CEQA. In April 2009, OPR submitted to the Secretary for Natural Resources its proposed amendments to the CEQA Guidelines for greenhouse gas emissions, as required by Senate Bill 97 (Chapter 185, 2007). The Natural Resources Agency (Resources Agency) conducted formal rulemaking prior to certifying and adopting the amendments, as required by Senate Bill 97. The Resources Agency adopted the proposed amendments, and transmitted the amendments to the Office of Administrative Law on December 31, 2009. The Office of Administrative Law reviewed the Adopted Amendments and the Natural Resources Agency’s rulemaking file. The Adopted Amendments were filed with the Secretary of State, and became effective March 18, 2010.

These CEQA Guidelines amendments provide guidance to public agencies regarding the analysis and mitigation of the effects of greenhouse gas emissions in draft CEQA documents. The greenhouse gas guidelines fit within the existing CEQA framework by amending existing Guidelines to reference climate change.

Greenhouse gases (GHGs), as defined by the Health and Safety code, include but are not limited to water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone (O<sub>3</sub>), and chlorofluorocarbons (CFCs) (Health and Safety Code §38500 et seq.). These gases all act as effective global insulators, reflecting back to earth visible light and infrared radiation.

GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. In the last 200 years, substantial quantities of GHGs have been released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, enhancing the natural greenhouse effect, which is believed to be causing global warming. While manmade GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), some (like CFCs) are completely new to the atmosphere.

Natural sources of carbon dioxide (CO<sub>2</sub>) include respiration (breathing) of animals and plants and evaporation from the oceans. Together, these natural sources release about 150 billion tons of CO<sub>2</sub> each year, far outweighing the seven billion tons of manmade emissions from fossil fuel burning, waste incineration, deforestation, and cement manufacture. Nevertheless, natural removal processes such as photosynthesis by land and ocean-dwelling plant species cannot keep pace with this extra input of manmade CO<sub>2</sub>, and consequently the gas is building up in the atmosphere.

Methane (CH<sub>4</sub>) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual emissions of CH<sub>4</sub> are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH<sub>4</sub> concentrations in the atmosphere are increasing.<sup>14</sup>

**a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Less Than Significant Impact.** A project cannot generate enough GHG emissions to influence global climate change on its own. A project participates in potential climate change by its incremental contribution (positive or negative) of GHG emissions that, when combined with the cumulative increase of all other natural and anthropogenic sources of GHGs, impact global climate change. Therefore, global climate change is a type of cumulative impact and a project's participation in this cumulative impact is through its incremental contribution of GHG emissions.

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<sup>14</sup> State of California. September 2006. *Assembly Bill 32 California Global Warming Solutions Act of 2006*, [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

Energy efficiency standards have been updated, and new technology has allowed construction to be more energy efficient. Future construction would be required to comply with the updated Title 24 of the California Code of Regulations established by the Energy Commission regarding emergency conservation standards.

This part of the County is used primarily for open space and grazing, as well as rural residential use. The proposed cell tower will provide additional cell coverage for existing visitors and is not anticipated to significantly increase the number of existing users of the location. Increases from new construction or increases in traffic would not be significant. Based on the analysis provided above, it is concluded that the proposed project would have a less than significant impact on emissions of GHG's and climate change.

**b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Less Than Significant Impact.** See discussion in section VII a) above. AB 32 is the State of California's primary GHG emissions regulation. The project would not conflict with the state's ability to achieve the reduction targets under AB 32. Impacts are anticipated to be less than significant.



**IX. HAZARDS AND HAZARDOUS MATERIALS**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Less Than Significant Impact.** The California Health and Safety Code defines a Hazardous Material as “any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the workplace or environment”. Thus, hazardous material is a broad term for all substances that may be hazardous (there is no single list) and includes hazardous substances and hazardous wastes. Substances that are flammable, corrosive, reactive oxidizers, radioactive, combustible, or toxic are considered hazardous. Examples include: oil, fuels, paints, thinners, cleaning solvents, compressed gasses (acetylene, carbon dioxide, oxygen, nitrogen, etc.), radioactive materials, and pesticides.

The Glenn County Air Pollution Control District (GCAPCD) is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances.

The project site is subject to Glenn County Code §15.56.070 for fire and explosion hazards. This section states: *All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment.*

The transport, use, and storage of hazardous materials during construction would be subject to and therefore conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 8 and Title 22. Additionally, if the facility plans to store hazardous material such as diesel or batteries in reportable quantities, they must submit a business plan in CERS (California Environmental Reporting System). Due to the existing county requirements the project has a less than significant impact related to the use of hazardous materials onsite.

For RF-EME sources such as the proposed antennas, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. The MPE limits for RF-EME emissions are designed to provide a substantial margin of safety. The limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Importantly, Section 332, subdivision (c)(7)(B)(iv), of the Telecommunications Act provides:

*No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless services facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.*

As presented above, federal telecommunications jurisprudence has established that municipalities cannot regulate in the area of RF-EME emissions in any way.

In regards to the general public, personal communication facilities (PCF) used by Verizon Wireless operate within a frequency of 700 to 5000 megahertz (MHz). Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 7.40 percent of the FCC's general public limit (1.48 percent of the FCC's occupational limit).

The composite exposure level from all carriers on this site is approximately 7.40 percent of the FCC's general public limit (1.48 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

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

Based on the FCC criteria, there are no modeled areas on any accessible utility line level and ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Based on the information above, the proposed project would be required to comply with all applicable provisions of the California Health and Safety Code, Title 23 of the CCR, and the FCC. It is concluded that the project would have a less than significant impact.

As a result of the application notification process, the Planning Division received a vicinity comment letter regarding concerns about EMF radiation from the cell tower. The applicant has commented that any wireless technologies deployed in the state of California and Glenn County are required to meet radio frequency (RF) emissions standards set by the Federal Communications Commission (FCC) and that Federal law (Telecommunications Act of 1996) expressly preempts state and local governments from addressing health concerns over RF emissions. Therefore, the County cannot deny a permit to construct a wireless facility on that basis; the County can only require the facility to comply with the emissions standards set by the Federal Communications Commission. A Radio Frequency Report is included the application documentation.

- b) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less Than Significant Impact.** Uses involving the storage and handling of hazardous materials are monitored by the Glenn County Air Pollution Control District (GCAPCD), which is the Certified Unified Program Agency (CUPA) for Glenn County.

According to the GCAPCD, businesses that handle hazardous materials are required by law to provide an immediate verbal report of any release or threatened release of hazardous materials. Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment. GCAPCD replied to the Request for Review as shown in the comments. It is concluded that the project would have a less than significant impact.

- c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**No Impact.** The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within one-quarter mile of the project sites. Therefore, it is concluded that there will be no impact as a result of this project.

- d) **Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No Impact.** The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code §65962.5. According to the database of cleanup sites provided through the California Department of Toxic Substance Control (DTSC), there are no cleanup sites within the vicinity of the project.<sup>15</sup> Therefore, it is concluded that there will be no impact.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** The project site is over 4 miles away from the Willows-Glenn County Airport.<sup>16</sup> This airport is the closest public use airport in the vicinity of the project site. The project would not result in a safety hazard for people residing or working in the project area because it is located outside of the overflight zone. Therefore, it is concluded that there is no impact.

- f) **Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The project would not interfere with an adopted emergency response or evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. Therefore, it is concluded that there is no impact.

- g) **Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**Less than Significant.** The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project site is not within Cal Fire's State Responsibility Area; the site is within Artois Fire Protection District. According to Figure 4.3-1 of the Glenn County Existing Conditions Report, the project site is not within fire hazard severity zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. It is concluded that there will be a less than significant impact on the project from wildland fires.

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<sup>15</sup> California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

<sup>16</sup> Glenn County Airport Land Use Commission. June 30, 1990. *Comprehensive Airport Land Use Plan: Willows Glenn County Airport*. [https://www.countyofglenn.net/sites/default/files/Airports/Orland\\_Airport\\_Land\\_Use\\_Plan-1991.pdf](https://www.countyofglenn.net/sites/default/files/Airports/Orland_Airport_Land_Use_Plan-1991.pdf)

**X. HYDROLOGY AND WATER QUALITY**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	i) result in a substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the project violate any water quality standards or waste discharge requirements?**

**No Impact.** It is anticipated that the proposed project will not violate water quality standards or waste discharge requirements set forth by the Central Valley Regional Water Quality Control Board. The proposed project is not in an area of integrated sewer systems and does not require the installation or operation of septic system, therefore it is concluded that there will be no impact as a result of this project.

b) **Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**No Impact.** The proposed project would not deplete groundwater supplies or interfere with groundwater recharge. No increases in groundwater use are planned. It is concluded that there will be no impact as a result of this project.

c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i) **result in a substantial erosion or siltation on- or off-site;**
- ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
- iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

**Less Than Significant Impact.** There will not be a significant increase in surface runoff, which would result in erosion or siltation on- or off-site. No streams or rivers flow through the project sites. All future construction is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.70 (Leveling of Land-Drainage Changes). As is the case under current land use designations and zoning, future development would be required to adhere to standard practices designed to prevent erosion and siltation, such as slope protection and dust control. Any future drainage changes shall meet the requirements of Chapter 15.65 of the County Code. The project will not generate substantial additional sources of polluted runoff. It is concluded that there will be a less than significant impact.

iv) **impede or redirect flood flows?**

**Less Than Significant Impact.** This project will not impede or redirect flood flows. Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0604D, dated August 5, 2010 issued by the Federal Emergency Management Agency

(FEMA). Flood Zone “X” consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone. All future construction and improvements of the project will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.54 of the Glenn County Code). The project will not have a significant impact in impeding or redirecting flood flows.

**d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

**Less Than Significant Impact.** A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are potentially hazardous when the wave action created in lakes or swimming pools is strong enough to threaten life and property. Tsunamis are large ocean waves generated by major seismic events and mudflows are landslide events in which a mass of saturated soil flows downhill as a very thick liquid. There would be no impact on the project site from inundation by seiche or tsunami because the project area is not located near large bodies of water that would pose a seiche or tsunami hazard.

The project site is located within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0604D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Zone X (shaded) as shown on the FIRM are moderate flood hazard areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood; therefore, a less than significant impact is anticipated.

**e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**Less than Significant Impact.** The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The proposed project will not substantially degrade water quality. No source of pollution affecting water quality would be generated with approval of this project. Construction activities resulting in a land disturbance of greater than one acre must be permitted by Central Valley Regional Water Quality Control Board. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge as no significant increases in groundwater use are planned.

No modifications to the site’s septic system are proposed; any future expansion of a septic system or a new system could degrade water quality. However, compliance with Glenn County Environmental Health standards, along with the previously established conditions of approval, would ensure the safe treatment and disposal of wastewater and the protection of groundwater quality. It is concluded that there will be a less than significant impact.



**XI. LAND USE AND PLANNING**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the project physically divide an established community?**

**No Impact.** The proposed project is not of the scale or nature that could physically divide an established community. The project would not block a public street, trail, or other access route or result in a physical barrier that would divide a community. The project areas are substantially undeveloped. Upon development, the residential uses would be fully integrated into their surrounding areas. It is concluded that there will be no impact as a result of this project.

**b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**No Impact.** The General Plan land use designation is “Intensive Agricultural” and the zoning designation is “AE-40” (Exclusive Agriculture (36-acre minimum parcel size)). The proposed project would meet the density requirements for this designation. This project is consistent with and will not conflict with the “AE-40” zoning designation (Glenn County Code Chapter 15.33). The project is consistent with the General Plan land use goals and policies and no significant land use impacts will occur. It is concluded that there will be no impact on land use.

## XII. MINERAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The purpose of the Mineral Resources section is to identify and evaluate the potential for the project to adversely affect the availability of known mineral resources. The mineral resources of concern include metals, industrial minerals (e.g., aggregate, sand and gravel), oil and gas, and geothermal resources that would be of value to the region and residents of the State of California. Notable mineral resources in Glenn County include natural gas and construction grade aggregate material.

In addition, published reports indicate past attempts to exploit deposits of chromite, molybdenite and copper. Primary areas for gravel extraction occur along Stony Creek and the Sacramento River, although there are other pockets of gravel scattered throughout the County.

Several gas fields contribute to a significant quantity of natural gas production in Glenn County. Of these, the Malton-Black Butte field located on the border with Tehama County in eastern Glenn County, and the Willows-Beehive Bend field located in southeastern Glenn County account for nearly 80 percent of total gas production in the County.

No oil or geothermal resources have been discovered in the County. Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. According to the Glenn County Existing Conditions Report, the extraction of chrome and manganese essentially ended in the late 1940s with the loss of government demand and subsidies.

- a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**
- b) **Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**Less Than Significant Impact.** According to the California Department of Conservation, the project area is not located within a Mineral Resource Zone, which are areas that have a high likelihood of containing significant aggregate deposits.<sup>17</sup> None of the project areas are located on active mine sites. There is no other evidence that any of the project areas have mineral resources that may add value to the region and residents of the state, or are important mineral resource recovery sites. Therefore, no significant impacts to mineral resources are anticipated.

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<sup>17</sup> California Department of Conservation. 1997. *Mined Land Classification Map for Central Glenn County*. <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

**XIII. NOISE**

Would the project result in:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Less Than Significant Impact.** The Glenn County General Plan Noise Element provides a basis for local policies to control and abate environmental noise, and to protect the citizens of Glenn County from excessive noise exposure. The County also enforces its Noise Ordinance (Chapter 15.56.100) in the County Code. This ordinance contains noise level standards for residential and non-residential land uses.

There may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7 A.M. and 7 P.M. are exempt from the local noise standards per Glenn County Code §15.56.100(F)(5). Construction-related noise levels at other times are regulated by the above-referenced County Code section.

Section N-0 of the Glenn County General Plan supplies noise/land use compatibility guidelines and noise level standards. The applicant also provided an Environmental Noise Assessment prepared by Bollard Acoustical Consultants, Inc. As mentioned in the assessment, the project proposes the installation of two equipment cabinets and an emergency standby diesel generator. The assessment

concluded that based on the analysis and results presented in the report, project-related equipment noise exposure is expected to satisfy the applicable Glenn County noise level criteria at the nearest existing off-site residential uses. Noise impacts associated with on-site activities and traffic is not anticipated to exceed noise standards, therefore impacts are considered less than significant.

**b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Less Than Significant Impact.** The proposed project would not generate excessive ground-borne vibrations. Vibrations are regulated by Glenn County Code §15.56.130, which states that no use shall generate ground vibrations which are perceptible without instruments beyond the lot line. Ground vibration caused by motor vehicles, aircraft, temporary construction work or agricultural equipment are exempt from the vibration performance standard as stated under Glenn County Code §15.56.130. Potential construction work in the future would not cause significant ground-borne vibration. Since the duration of impact would be brief and would occur during less sensitive daytime hours (i.e., between 7:00 a.m. and 7:00 p.m.), the impact from construction-related ground-borne vibration and ground-borne noise is considered less than significant.

**c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. Additionally, the project site is outside of the noise contour based on the Community Noise Equivalent Level (CNEL) as defined in the Willows Glenn County Airport Master Plan. It is concluded that there will be a less than significant impact as a result of this project.

**XIV. POPULATION AND HOUSING**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Population impacts are often associated with substantial increases in population from a project. Housing impacts may result directly from the construction of new housing units or indirectly from changes in housing demand associated with new non-residential development, such as office, manufacturing, and industrial uses that increase employment in an area.

- a) **Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Less Than Significant Impact.** The proposed project would not induce substantial population growth directly or indirectly. The applicant is proposing a cell tower facility. In accordance with Existing Conditions Report (Intensive Agriculture), the proposed project will not violate the population density standard of 100 persons per square mile (640 acres). New businesses and/or the extension of public roads that may lead to significant population growth are considered less than significant. The proposed project would not induce substantial population growth directly or indirectly. Therefore, it is concluded that there will be a less than significant impact on population growth.

- b) **Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The proposal would not displace existing housing or people within the area of the project. Construction of replacement housing would not be necessary with this proposal. Therefore, it is concluded that there will be no impact.

**XV. PUBLIC SERVICES**

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
i)	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**i) Fire protection?**

**Less Than Significant Impact.** This topic is also discussed in section VIII above.

The project site is serviced by the Artois Fire Protection District. County roads and private gravel roads provide adequate transportation routes to reach the project site in the event of a fire. Response time is not anticipated to be affected by the proposed project. Compliance with state laws will reduce impacts from fire. Therefore, it is concluded that the impact from the proposal is less than significant.

**ii) Police protection?**

**Less Than Significant Impact.** Law enforcement for unincorporated portions of Glenn County, including the project site, is provided by the Glenn County Sheriff's Department. There is a sheriff's office located in the City of Willows and substations located in the City of Orland and Hamilton City. The California Highway Patrol is responsible for patrolling all interstate and state highways (including Interstate 5). Transportation routes to the project site are adequate for law enforcement to reach the area in the event of an emergency. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project will not generate substantial additional population in the area and therefore would not require additional police surveillance over existing conditions. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

iii) **Schools?**

**No Impact.** The construction permitted with the approval of this project would not result in an increase in demand on the public school system as the proposal will not increase development. It is concluded that there is no impact from the project.

iv) **Parks?**

**No Impact.** The County provides maintenance and upkeep of the existing parks within the unincorporated area. The County has no park facilities within the area of the project. The proposed project would have no impact on the County's ability to maintain its parks and no new substantial demands on the current facilities would be generated by this proposal.

v) **Other public facilities?**

**Less Than Significant Impact.** The project will not generate substantial additional population to the area and therefore will not have a need for public facilities such as libraries, postal service, hospitals, etc. Public agencies have reviewed this proposal for impacts to public services and facilities and a potentially significant impact has not been identified for this proposed project. Therefore, it is concluded that there is a less than significant impact to other public facilities.



**XVI. RECREATION**

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

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**No Impact.** The project will have no impact on recreation. No new demand will be generated for the use of the existing area parks. The project does not include recreation facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**No Impact.** The project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

## XVII. TRANSPORTATION

Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Glenn County Roads Overview:

The major north-south road is Interstate 5 (I-5), which provides major connection between Glenn County and major cities to the north, such as Red Bluff and Redding, and to the south to cities such as Sacramento. East of I-5, Routes 32 and 162 are the major east-west roads. Route 32 provides a connection through Orland to Chico, the closest of the major urban areas of California to Glenn County residents. To the south Highway 162 provides a similar connection to Oroville. The next major east-west road to the south is Highway 20, which provides a connection to the Yuba City- Marysville area. Highway 45 is the only major north-south road east of I-5. It serves adjoining land uses as well as providing a connection between State Routes 32, 162, and 20.

State Route 162 is the only state route west of I-5. The route originally began at Highway 101 in Mendocino County and continued into Glenn County, but a 70-mile break currently exists (34 miles of which is in Mendocino County and 36 miles in Glenn County). The intermediate mileage is a seasonal road owned and maintained by Mendocino and Glenn Counties. This travel corridor is the only east-west route between I-5 and Highway 101 between State Routes 20 and 36, a distance of approximately 75 miles.

The jurisdictions responsible for public roads within Glenn County include the County of Glenn, incorporated cities (Orland, Willows), the State of California, and the U.S. Forest Service.

**a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

**Less Than Significant Impact.** The project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

Access to the project site is provided by County Road I departing from the north side of County Road 39. County Road 39 has limited volumes of pedestrians and bicyclists due to the sparse local population and distance from primary residential areas of the County. There is no housing or other population inducing developments proposed with this project. The construction and operation phases of the project may create minimal increases in existing traffic.

The project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. It is concluded that there will be less than significant impact.

**b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)**

**§ 15064.3 Determining the Significance of Transportation Impacts**

**(b) Criteria for Analyzing Transportation Impacts**

**(1) Land Use Projects.** *“Vehicle’s miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transportation stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant impact”.*

**Less Than Significant Impact.** Section 15064.3 of the CEQA Guidelines states that “vehicle miles traveled” (VMT) is the preferred method for evaluating transportation impacts. However, according to Headway Transportations study “[t]he Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018, published by the Governor’s Office of Planning and Research (OPR) provides screening thresholds for land use projects, including a “Screening Threshold for Small Projects” which states:

*“Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a*

*Sustainable Community Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.”*

Based on this information, it is concluded that there will be less than significant impact.

- c) **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less Than Significant Impact.** The proposed project would not substantially increase traffic hazards due to geometric design feature or incompatible uses. The project does not include potentially hazardous design features such as sharp curves or dangerous intersections. County Road I will provide adequate ingress and egress to the proposed facility. It is concluded that there will be a less than significant impact.

- d) **Would the project result in inadequate emergency access?**

**Less Than Significant Impact.** The project would not result in inadequate emergency access because County roads provide adequate ingress and egress to the site. Emergency services agencies have been contacted and have no objections to the proposal. It is concluded that there will be a less than significant impact on emergency access.

**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
  - ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public**

**Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

**i) and ii) Less than significant with Mitigations Incorporated.**

In compliance with CEQA Guideline §15064.5 (Determining the Significance of Impacts to Archaeological and Historical Resources), a request for a records search was submitted to local native tribes and the Northeast Information Center (NEIC), a member of the California Historic Resources Information System (CHRIS), to determine if any cultural places are located within the project site.

If any site excavation occurs in the future and any artifacts uncovered, that project would be subject to laws governing the accidental discovery. It is concluded the proposal will have a less than significant impact with mitigations incorporated.

Discovery of Cultural Resources

In accordance with State and Federal Laws if any potentially prehistoric, protohistoric, and/or historic cultural resources are accidentally encountered during future excavation of the site, all work shall cease in the area of the find pending an examination of the site and materials by a qualified archaeologist.

**Mitigation Measure TCR -1 (Tribal Cultural Resources)**

All personnel upon entering the project site are to undergo tribal cultural awareness training by, at minimum, reviewing and concurring to the corresponding Conditions of Approval and Mitigation Measures requiring to stop work and notify the lead agency and tribes in the event of discovery.

*Timing/Implementation:*

Prior to, and during, any ground disturbance on the site

*Enforcement/Monitoring:*

*Glenn County Planning & Community Development Services Agency*

**Mitigation Measure TCR -2 (Tribal Cultural Resources)**

In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations

listed in the archaeological survey report and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, tribal representative, and documented according to current professional standards.

*Timing/Implementation:*

During Construction/Excavation Activities

*Enforcement/Monitoring:*

*Glenn County Planning & Community Development Services Agency*

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

**Less Than Significant Impact.** The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. There is no municipal wastewater treatment facility proposed with this project. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects.

The proposed project would not require or result in the construction of new municipal storm water drainage facilities or the expansion of existing facilities; therefore, no significant environmental damage would result from the construction



of such facilities. Current land drainage will not change, any leveling of land or drainage changes must comply with Chapter 15.70 of the Glenn County Code, as well as State and Federal regulations. The project will not require significant alterations to existing electric power, natural gas, or telecommunications facilities. It is concluded there will be a less than significant impact as a result of this project.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

**Less Than Significant Impact.** The project does not require water; therefore, it is concluded the project will have sufficient water supplies available to serve the project and reasonably foreseeable future, therefore impacts will be considered less than significant.

- c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Less Than Significant Impact.** There is no municipal wastewater treatment provider for the area. Individual sewage disposal systems are currently the only long-term method of providing sewage disposal for the project area. Any new sewage disposal systems would be required to meet the standards set forth in Chapter 7.10 of the Glenn County Code and by the Glenn County Environmental Health Department. Glenn County Environmental Health Department was supplied with the projects request for review; Glenn County Environmental Health submitted comments. It is concluded there will be a less than significant impact.

- d) **Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

**Less Than Significant Impact.** Solid waste generated by the project is transported to Glenn County Transfer Station. In 2019 Glenn County closed the landfill and is currently utilizing a transfer station. At this time, waste disposal is not anticipated to be a significant issue. The cumulative impacts on the transfer station will be minimal and will be offset in the future from increased requirements for sorting, recycling, diversion, and increases in disposal costs. Additionally, the following conditions of approval have been established.

**Condition of Approval**

*All garbage, rubbish, and refuse created, produced or accumulated at the proposed facility and on the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once each week. All garbage shall be kept in a container with a close-fitting cover, without leakage or escape of odors.*

**e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**No Impact.** In compliance with guidelines set forth by AB 939 (California Integrated Waste Management Act of 1989), the County of Glenn has adopted a Source Reduction and Recycling Element (SRRE) to define goals and objectives for waste reduction, recycling, and diversion. The SRRE defines guidelines to implement these goals and objectives through seven main programs, consisting of Source Reduction, Recycling, Composting, Special Waste Materials, Public Education, Policy Incentives, and Facility Recovery. The proposed project will be required to comply with all federal, state, and local statutes and regulations related to solid waste disposal. As a result, there would be no impact on solid waste regulations.

**XX. WILDFIRE**

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

**Less Than Significant Impact.** The project would not interfere with an adopted emergency response or emergency evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. According to Figure 4.3-1 of the Glenn County Existing Conditions Report, the project site is not located within a fire hazard severity zone or within Cal Fire’s State Responsibility Zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest.

The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is a less than significant impact.

- b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**Less Than Significant Impact.** The project site has no features that would exacerbate wildfire risk including slope or prevailing winds; therefore, it is concluded there will be a less than significant impact.

- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**Less Than Significant Impact.** This project would not require the installation or maintenance of additional infrastructure that may exacerbate fire risk impacts to the environment. The project does not include new infrastructure or maintenance that may exacerbate fire risks or result in temporary or ongoing impacts to the environment. Artois Fire Department was contacted regarding this proposal and no comments were received. It is concluded there will be a less than significant Impact.

- d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**Less Than Significant Impact.** The drainage pattern of the site is not anticipated to significantly change as a result of this project. No people or structures will be exposed to a significant risk due to post-fire slope instability or drainage changes. It is concluded there will be a less than significant impact.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**Less Than Significant Impact.** All impacts associated with the project have been identified in this document. Impacts on biological resources and cultural resources were discussed in sections IV and V above. The project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All uses at the site are subject to applicable codified federal, state, and local laws and regulations. It is concluded that there will be a less than significant impact.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

**Less Than Significant Impact.** As listed in this document, the proposed project would have a less than significant impact. Total impacts from the project will not be cumulatively considerable. Therefore, impacts are considered less than significant.

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Less Than Significant Impact.** The proposed project would not create significant hazards or health safety concerns. Aspects of this project, which have the potential to have an effect on human beings or the environment, have been discussed in this document. The impacts of the project have been concluded to be less than significant. The project as proposed will not have substantial adverse effects on human beings, either directly or indirectly. It is concluded that there will be a less than significant impact.

## REFERENCES

In addition to the resources listed below, Initial Study analysis may also be based on on-site field observations, discussions with the affected agencies, analyses of adopted plans and policies, review of existing studies, and specialized environmental studies. Most resource materials are on file in the office of the Glenn County Planning & Community Development Services, 225 North Tehama Street, Willows, CA 95988, Phone (530) 934-6540.

### **Records of, or consultation with the following:**

#### Applicant:

Sacramento Valley LP d/b/a Verizon Wireless  
Attn: Steve Proo  
2009 V Street  
Sacramento, CA 95818  
916-838-6713  
sproo@completewireless.net

#### Landowners:

Todd and Carol Enos  
6386 County Road 42  
Willows CA 95988

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources  
California Department of Fish and Wildlife  
California Department of Transportation (Caltrans)  
California Environmental Protection Agency  
Central Valley Regional Water Quality Control Board  
Glenn County Agricultural Commissioner  
Glenn County Air Pollution Control District/Certified Unified Program Agency  
Glenn County Assessor  
Glenn County Environmental Health Department  
Glenn County Planning & Public Works Agency, Building Inspection Division  
Glenn County Planning & Public Works Agency, Engineering & Surveying Division  
Glenn County Resource Conservation District  
Glenn County Sheriff's Office  
Federal Aviation Administration  
Federal Communications Commission  
Northeast Information Center (NEIC) of the California Historical Resources Information System (CHRIS)  
Artois Fire Protection District  
Pacific Gas and Electric Company (PG&E)

California Air Resources Board. *Maps of State and Federal Area Designations.*

<https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations>

California Department of Conservation. *Earthquake Zones of Required Investigation.*

<https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

California Department of Conservation. *Farmland Mapping & Monitoring Program.*

<https://www.conservation.ca.gov/dlrp/fmmp>

California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County.*

<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code.*  
Environmental Services Division, Sacramento, CA.

California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets:* <http://www.dfg.ca.gov/biogeodata/wetlands/>.

California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities.* <http://www.envirostor.dtsc.ca.gov/public/>

California Department of Transportation. *Officially Designated State Scenic Highways.*

<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>



Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*.  
Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi  
39180-0631.

Glenn County. *Glenn County Existing Conditions Report*. 2020.

<https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/5e556b56c253f84cdc287783/1582656403698/GlennCounty-ECR-Final-Feb2020.pdf>

Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive  
Airport Land Use Plan: Orland-Haigh Field Airport*.

[https://www.countyofglenn.net/sites/default/files/Airports/Orland\\_Airport\\_Land\\_Use\\_Plan-1991.pdf](https://www.countyofglenn.net/sites/default/files/Airports/Orland_Airport_Land_Use_Plan-1991.pdf)

Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment PLAN

<http://airquality.org/SVBAPCC/Documents/2018%20Triennial%20Report.pdf>

State of California. September 2006. *Assembly Bill 32 California Global Warming*

*Solutions Act of 2006*, [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

United States Fish and Wildlife Service. *National Wetlands Inventory*:

<http://www.fws.gov/nwi>.

U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS

Fact Sheet -165-00. <http://water.usgs.gov/oqw/pubs/fs00165/>.

# GLENN COUNTY

## Planning & Community Development Services Agency

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

### REQUEST FOR REVIEW

#### COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control District/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Division
- Glenn County Environmental Health Department
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Counsel
- Glenn County Planning Commission
- Glenn LAFCO

#### FEDERAL AGENCIES

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture
- U.S. Bureau of Reclamation – Willows
- Federal Aviation Administration
- Federal Communications Commission

#### OTHER

- Orland Unit Water
- California Water Service Co. (Chico)
- Sacramento River National Wildlife Refuge
- City of
- Comcast Cable (Chico Office)
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Artois
- Glenn County Resource Conservation District
- School District:

#### STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Office of Mine Reclamation (OMR)
- Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- Department of Air Resource Board (CARB)
- Department Environmental Protection Agency (CalEPA)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans) (Aeronautics)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- CalRecycle
  
- Northeast Center of the California Historical Resources Information System
- Grindstone Rancheria of Wintun-Wailaki
- Paskenta Band of Nomlaki Indians
- Mechoopda Indian Tribe of Chico Rancheria
- Colusa Indian Community Council Cachi Dehe Band of Wintun Indians

DATE: October 30, 2023

PROJECT: Conditional Use Permit 2023-002, Verizon Wireless, Blue Gum

PLANNER: Courtney Paget, Assistant Planner; [cpaget@countyofglenn.net](mailto:cpaget@countyofglenn.net)

APPLICANT: Sacramento Valley LP d/b/a Verizon Wireless  
Attn: Steve Proo  
2009 V Street  
Sacramento, CA 95818  
916-838-6713  
sproo@completewireless.net

LANDOWNER: Carol and Todd Enos

PROPOSAL: Conditional Use Permit 2023-002, Verizon Wireless, Blue Gum

Complete Wireless Consulting on behalf of Verizon Wireless has applied for a Conditional Use Permit for a wireless telecommunications facility. The facility will be unmanned and operate 24/7. The cell tower structure has a peak height of 124 feet and 2,500 square feet fenced compound, with the dimensions of 50 feet by 50 feet.

Additional project information/documentation is included in the application and documents.

LOCATION: The project site is at County Road I and County Road 39; located east of Interstate 5, south of County Road 35, west of County Road I, and north of County Road 39, within the unincorporated area of Glenn County, California.

ZONING: "AE-20" Exclusive Agricultural Zone

GENERAL PLAN: "General Agriculture"

APN: 020-261-014

FLOOD ZONE: Flood Zone "X" (shaded) according to Flood Insurance Rate Map (FIRM) No. 06021C0604D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Monday, November 27, 2023**, it is assumed that there are no specific comments to be included in the initial analysis of the project. Comments submitted by e-mail are welcomed. Thank you for considering this matter.

**AGENCY COMMENTS:**

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).
3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?
4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?



October 26, 2023

Glenn County  
Planning & Community Development  
225 North Tehama Street  
Willows, CA 95988  
530-934-6540

Via E-Mail

**RE: Conditional Use Permit Application – The Towers, LLC. In conjunction with Verizon Wireless. Address: County Road I & County Road 39. Willows, CA 95988. N 39 34' 59.35 W - 122 12' 06.15. APN 020-261-014**

This package is intended as a formal application for a Conditional Use Permit held by The Towers, LLC. for a new Verizon Wireless telecommunication facility at the above-referenced location. All materials are included as required by the Glenn County Planning & Community Development Department.

- |                                 |                             |
|---------------------------------|-----------------------------|
| 1. Planning Application         | 6. Preliminary Title Report |
| 1a. Environmental Application   | 7. County Assessors Map     |
| 2. Application Fee (CC Payment) | 8. Coverage Maps            |
| 3. Letter of Authorization      | 9. Radio Frequency Study    |
| 4. Project Support Statement    | 10. Acoustic Analysis       |
| 5. Site Plans                   | 11. Photo Simulations       |

I am the project manager and main point of contact for this application. Should you have any questions regarding the submittal or need additional materials, I can be reached directly at 916-838-6713.

Respectfully,

*Steve Proo*

Steve Proo  
Planning – Land Use Development  
[sproo@completewireless.net](mailto:sproo@completewireless.net)

Enclosures

Date Submitted: \_\_\_\_\_

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**  
255 Tehama Street  
Willows, CA 95988  
(530) 934-6540  
[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**APPLICATION FOR CONDITIONAL USE PERMIT**

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: The Towers LLC. C/O Complete Wireless Consulting. ATTN: Steve Proo

Address: 2009 V street, Sacramento Ca, 95818

Phone: 916-838-6713 E-Mail Sproo@completewireless.net

2. Property Owner(s):

Name: Carol Ann Enos Trust / Enos Bypass Trust / Enos Carol Ann / Enos Todd W

Address: 6386 County Road 42, Willows, CA 95988

Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: Streamline Engineering

Address: 8445 Sierra College Blvd. Suite E. Granite Bay, CA 95746

Phone: 916-660-1930 E-Mail kevin@streamlineeng.com

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (§65091 California Government Code).

Name: Complete Wireless Consulting. Attn: Steve Proo 916-838-6713 sproo@completewireless.net

Mailing Address: 2009 V Street, Sacramento, CA 95818

5. Existing Use of Property: Private Residence zoned in AE-20
6. Request or Proposal:  
Wireless Telecommunication Facility. See Project Support Statement For Details.
7. Address and Location of Project: County Road I & County Road 39, Willows, CA 95988. N 39 34' 59.35 W -122 12' 06.15
8. Current Assessor's Parcel Number(s): 020-261-014-000
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-20
10. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*  
Unmanned telecommunications facility operation 24/7
11. Setback Dimensions (Distance from property line to proposed structure):  
North: 1700 ft.                      South: 260 ft.  
East: 90 ft.                              West: 921 ft.  
Other Setback/s:                      ft.
12. Provide the following information:  
Size of Assessor Parcel:                      sq.ft.                      43.16 acres  
Mean height of structure: 124 ft.                      Peak height of structure: 124 ft.  
Dimensions of proposed including overhangs:                      ft. x                      ft.  
Total Square Footage (Existing): 43.16 acres sq.ft.  
Total Square Footage (Proposed): 2500 (50'x50') sq.ft.

**DECLARATION UNDER PENALTY OF PERJURY**

(Must be signed by Applicant(s) and Property Owner(s))  
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: Steve Proo

Print: Steve Proo

Date: 10/17/2023

Address: 2009 V Street, Sacramento, CA 95818

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed:  \_\_\_\_\_

Print: Todd Enos

Date: 10/3/2023

Address: 6386 county road 42, Willows, CA 95988



Project \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**  
225 Tehama Street  
Willows, CA 95988  
(530) 934-6540  
[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**ENVIRONMENTAL INFORMATION FORM**

To be completed by applicant or engineer  
Use extra sheets if necessary

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND  
REQUIRED ATTACHMENTS COULD DELAY THE  
PROCESSING OF YOUR APPLICATION.

This list is intended to meet the requirements of State of California Government  
Code Section 65940.

**I. GENERAL INFORMATION:**

1. Applicant(s):

Name: The Towers LLC. C/O Complete Wireless Consulting. ATTN: Steve Proo

Address: 2009 V street, Sacramento Ca, 95818

Phone: 916-838-6713 E-Mail Sproo@completewireless.net

2. Property Owner(s):

Name: Carol Ann Enos Trust / Enos Bypass Trust / Enos Carol Ann / Enos Todd W

Address: 6386 County Road 42, Willows, CA 95988

Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: Streamline Engineering

Address: 8445 Sierra College Blvd. Suite E. Granite Bay, CA 95746

Phone: 916-660-1930 E-Mail kevin@streamlineeng.com

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (§65091 California Government Code).

Name: Complete Wireless Consulting. Attn: Steve Proo 916-838-6713 sproo@completewireless.net

Mailing Address: 2009 V Street, Sacramento, CA 95818

5. Existing Use of Property: Private Residence zoned in AE-20

6. Request or Proposal:  
Wireless Telecommunication Facility. Exempt from CEQA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Address and Location of Project: County Road I & County Road 39, Willows, CA 95988 N 39 34' 59.35 W -122 12' 06.15

8. Current Assessor's Parcel Number(s): 020-261-014-000

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-20

10. Indicate the type of permit(s) application(s) to which this form pertains:  
Use Permit  
\_\_\_\_\_  
\_\_\_\_\_

11. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:  
124' unmanned telecommunications facility.  
\_\_\_\_\_  
\_\_\_\_\_

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?  
Photo Simulations, Radio Frequency, Acoustical - See attached.  
\_\_\_\_\_  
\_\_\_\_\_

**II. ENVIRONMENTAL SETTING:**

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

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2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: Agricultural land with private residence  
\_\_\_\_\_

East: Agricultural land with private residence  
\_\_\_\_\_

North: South - Agricultural land  
\_\_\_\_\_

North: East - Agricultural land with private residence  
\_\_\_\_\_

3. Describe noise characteristics of the surrounding area (include significant noise sources):

N/A

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**III. SPECIFIC ITEMS OF IMPACT:**

1. Drainage:

(a) Describe how increased runoff will be handled (on-site and off-site):

N/A

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(b) Will the project change any drainage patterns? (Please explain):

N/A

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(c) Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:

N/A

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(d) Are there any gullies or areas of soil erosion? (Please explain):

N/A

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(e) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

N/A

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If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

(a) Indicate and describe source of water supply (domestic well, irrigation district, private water company):

N/A

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(b) Will the project require the installation or replacement of new water service mains?

N/A

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3. Liquid Waste Disposal:

(a) Will liquid waste disposal be provided by private on-site septic system or public sewer? N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(b) If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Solid Waste Collection:

(a) How will solid waste be collected? Individual disposal, private carrier, city?

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Source of Energy:

(a) What is the source of energy (electricity, natural gas, propane)?:

Electric

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(b) If electricity, do any overhead electrical facilities require relocation? Is so, please describe:

N/A

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(c) If natural gas, do existing gas lines have to be increased in size? If yes, please describe:

N/A

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(d) Do existing gas lines require relocation? If yes, please describe:

N/A

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6. Fire Protection:

(a) Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

N/A

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(b) Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:

N/A

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**IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:**

1. Number and sizes of existing and proposed structures:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Square footage  
(structures) \_\_\_\_\_ S.F.; \_\_\_\_\_ S.F.  
(New) (Existing)

3. Percentage of lot coverage: \_\_\_\_\_

4. Amount of off-street parking provided: \_\_\_\_\_

5. Will the project be constructed in phases? If so, please describe each phase briefly:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. If industrial, indicate type, estimated employment per shift, and loading facilities:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

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10. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

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*Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.*

11. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

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12. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).

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13. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:

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**V. CERTIFICATION:**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 10/17/2023 Signature: Steve Proo

For: CUP County Road I & County Road 39, Willows, CA 95988. N 39 34' 59.35 W -122 12' 06.15

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

Site Name: Bluegum

### LETTER OF AUTHORIZATION

**This authorization is not a commitment of any kind.** All land-use approvals obtained will be subject to the successful completion of lease negotiations and the approval of site configuration by an authorized representative.

In order to determine the viability and permit the use of a wireless antenna facility on the real property ("Property") at the address stated below, the undersigned authority hereby grants, consents, and agrees with Verizon Wireless as follows:

1. Entry. Owner or authorized agent consents that approved Verizon Wireless representatives may enter upon the Property to conduct and perform the following permitted activities upon at least 24 hour notice to Owner: boundary and positioning surveys, radio propagation studies, soils boring/report, power and telephone existing service capacity, subsurface boring tests, an environmental site assessment, visual inspections of the Property, and other activities as Verizon Wireless may deem necessary. Verizon Wireless agrees to be responsible for all costs related to these surveys and investigations.
2. Filings. Owner or authorized agent consents that Verizon Wireless may make and file applications for the proposed wireless antenna facility on the Property to such local, state and federal governmental entities whose approval may be necessary for this type of use. Submittals and approvals include zoning applications, variances, land use descriptions, and other submittals necessary for this type of use. Verizon Wireless agrees to be responsible for all costs related to the governmental approvals for this project.
3. Telco. Owner or authorized agent consents that Verizon Wireless may order, coordinate, and install upgraded telephone connectivity to the site. Verizon Wireless agrees to be responsible for any and all costs related to this installation. Owner or authorized agent understands that the upgrade of telephone connectivity does not constitute construction start.

Authorized Signature: \_\_\_\_\_

Todd Enns

Print Name: \_\_\_\_\_

Todd Enns

Title: \_\_\_\_\_

Manager

Company (if applicable): \_\_\_\_\_

Phone number: \_\_\_\_\_

530-228-2302

Dated: \_\_\_\_\_

2/20/23

Assessor's Parcel Number:

020-261-014-000; 020-171-005-000; and 020-171-003-000

Property Address:

Parcel located off County Rd 1; parcel located off of County Rd 39; and parcel located on the west side of I-5, respectively, in Willows, CA 95988.

**Project Support Statement  
The Towers, LLC. Verizon Wireless**

**Site Name:** Bluegum US-CA-5789

**Location:** County Road I & County Road 39. Willows, CA 95988

N 39 34' 59.35 W -122 12' 06.15

**APN:** 020-261-014

**Introduction**

Verizon Wireless is seeking to improve communications services to residences, businesses, public services, and area travelers in Willows, California. Verizon maintains a strong customer base in Willows and Glenn County, and constantly strives to improve coverage for both existing and potential customers. The proposed facility is needed to bring improved wireless communication coverage and will accomplish this by expanding Verizon's existing network and improving call quality, signal strength, and wireless connection services in in the County. The improved wireless service will benefit residents, travelers, public services, and roadway safety in the area.

**Facility Design & Description**

This application is for The Towers, LLC. who will build and own the facility, with Verizon Wireless antennas and equipment being the first wireless carrier to collocate on a proposed 124' tall monopole, located at intersection of County Road I & County Road 39. Willows, CA 95988. Latitude & Longitude of N 39 34' 59.35 W -122 12' 06.15, The property is zoned AE-20 (Extensive Agricultural). The proposed design will include nine (9) antennas on three (3) sectors, mounted at a centerline (CL) of 120' and one (1) microwave dish and one (1) emergency 30KW standby generator. The 50'x50' lease area will be enclosed by a chain link fence. This proposed facility complies with Glenn County's municipal code as well as state and federal standards.

**Location Selection and Need for Facility**

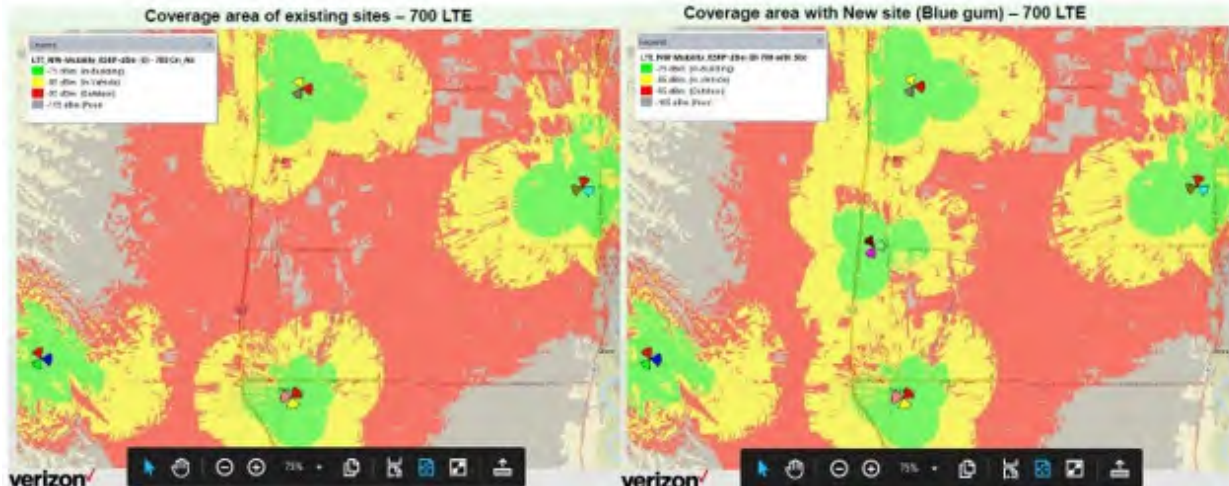
Verizon Wireless seeks to improve wireless communications in Willows, CA area along Hwy 5 and County Rd 39 with the addition of a new wireless telecommunications facility. Presently, this area of the county suffers from poor wireless coverage levels, which can cause recurring lost calls and ineffective service. The need for this proposed facility is due to complaints from Verizon Wireless customers, businesses, and travelers in this area. To remedy these problems, The Towers, LLC. proposes this new tower which will improve service to Verizon subscribers and emergency services along this portion of the city of Willows and County Road 39, as well as address capacity issues and close a significant gap in coverage that exists in this area.

See below the comparison of the two maps. The first map shows the target area currently lacking wireless coverage on the Verizon Wireless network. The second map shows what the coverage will be like upon activation of the proposed facility.

The uncolored areas show denote poor or no coverage, the area shown in red shows some outdoor and indoor coverage, the area marked in yellow shows some indoor coverage and good outdoor coverage, and the area marked in green indicates good indoor, in-car, and outdoor coverage. Please note that much of the red and yellow areas are replaced by green

following activation of the proposed facility along the targeted coverage area, as well as much of the surrounding area

### Coverage Maps showing Existing and Proposed Coverage



As shown in these coverage maps, the target area is filled with a green, indicating far greater indoor coverage within the target area, as well as the surrounding vicinity. Larger versions of these coverage maps are provided with this application.

### Safety Benefits of Improved Wireless Service

Verizon offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster.

### Public Benefits of Improved Wireless Service

Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of everyday life, such as safety, recreation, and commerce. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this application. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses, and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

### Collocation Statement

Verizon has designed this facility to be able to support the equipment of at least one additional carrier. Other carriers are welcome to collocate with The Towers, LLC. facility as there is both room on the tower and within the compound.

### **Operations & Maintenance**

This proposed site is unmanned and requires no on-site personnel. Visitation to the site by a service technician for routine maintenance may occur up to once per month. The proposed site is entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there are no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required. The facility itself operates 24/7.

### **Emergency Stand-by Generator**

Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon Wireless' emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless' communications equipment will first transition over to the backup batteries. The batteries can run the site for approximately 8 hours, depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the backup generator will automatically start and recharge the batteries. This two-stage backup plan is an extremely important component of every Verizon Wireless communications site. The standby generator is operated for approximately 10-15 minutes per week for maintenance purposes. During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

### **Lighting**

Unless tower lighting is required by the Federal Aviation Administration (FAA), the only lighting on the facility will be shielded lights inside the lease area for safety.

### **Construction Schedule**

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

### **Compliance with FCC Standards**

Verizon Wireless complies with all Federal Communications Commission (FCC) rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. A radio frequency (RF) report has been prepared by independent licensed engineering firm EBI Consulting, demonstrating that the Verizon facility has been designed to comply with FCC requirements. In addition, Verizon complies with all FAA rules on site location and operation.

### **Notice of Actions Affecting This Development Permit**

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.





# BLUEGUM

COUNTY ROAD I & COUNTY ROAD 39, WILLOWS, CA 95988  
 MDG LOCATION ID: 5000918263  
 PROJECT ID: 16994784

Issued For:  
  
**BLUEGUM**  
  
 COUNTY ROAD I & COUNTY ROAD 39  
 WILLOWS, CA 95988

PREPARED FOR  
  
**verizon**  
  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

Vendor:  
  
  
**COMPLETE**  
 Wireless Consulting, Inc.

MDG LOCATION ID: 5000918263  
 PROJECT ID: 16994784  
 DRAWN BY: -  
 CHECKED BY: -  
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
1	10/12/23	CLIENT REV	D.H.
2	08/18/23	CLIENT REV	C.T.C
1	06/15/23	ZD 100%	S.D.
0	05/15/23	ZD 90%	XX

Licensee:  
  
**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**  
  
 KEVIN R. SORENSEN  
 S4469

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

ENGINEER:  
  
  
 Streamline Engineering  
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
 Contact: Kevin Sorenson Phone: 916-660-1930  
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
  
THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND SHALL BE KEPT IN THE OFFICE OF THE ENGINEER. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN INC. ALL RIGHTS RESERVED.

SHEET TITLE:  
  
**TITLE SHEET**

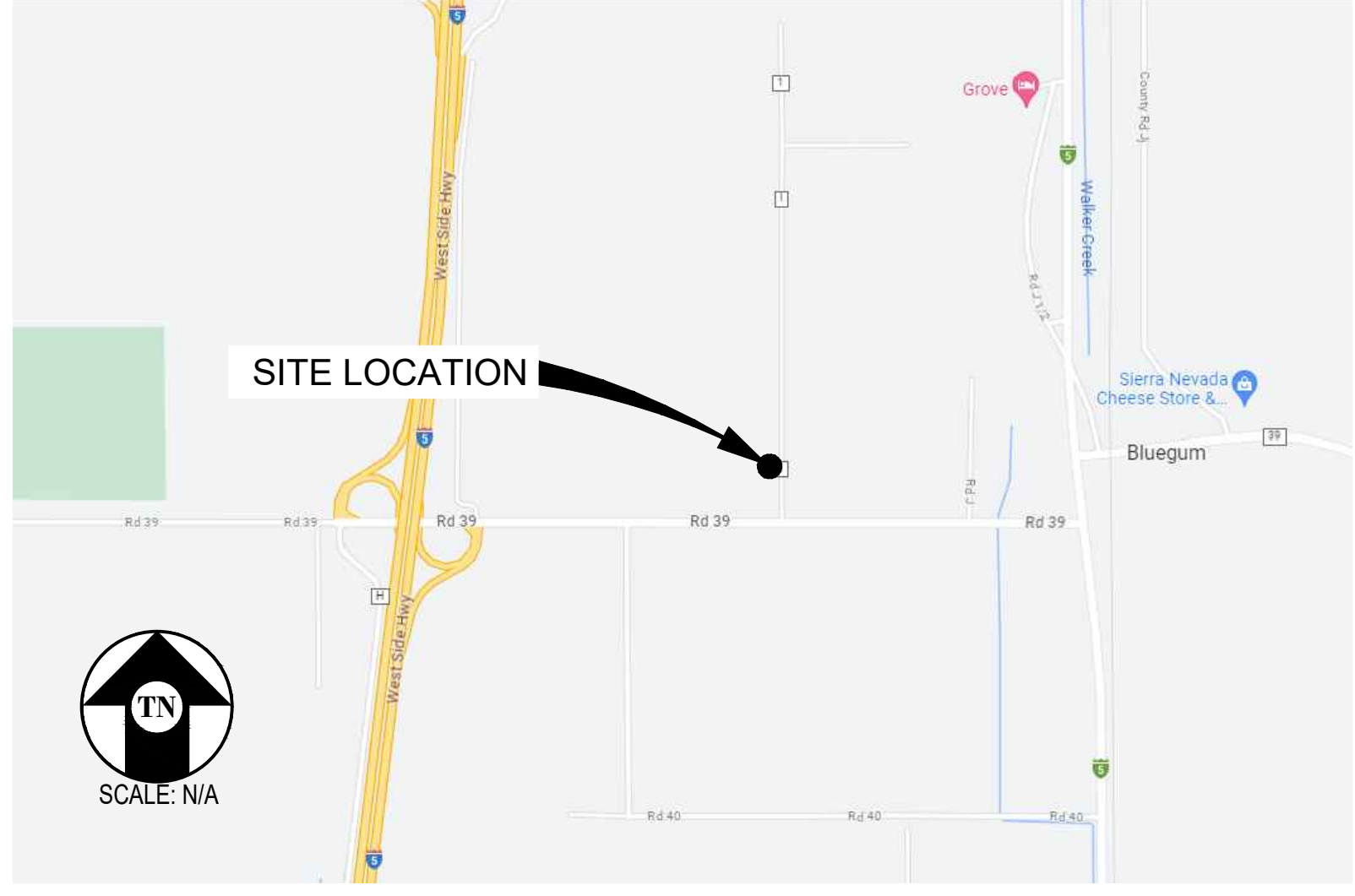
SHEET NUMBER:  
  
**T-1.1**

## PROJECT DESCRIPTION

A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) LEASE AREA W/ (N) GROUND MOUNTED CABINETS & (N) DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION
- (N) MONOPOLE W/ (N) ANTENNAS & ANTENNA EQUIPMENT

## VICINITY MAP



## CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.  
 (2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)  
 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
 (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)  
 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.  
 (2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)  
 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
 (2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)  
 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.  
 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.  
 (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.  
 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.  
 ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

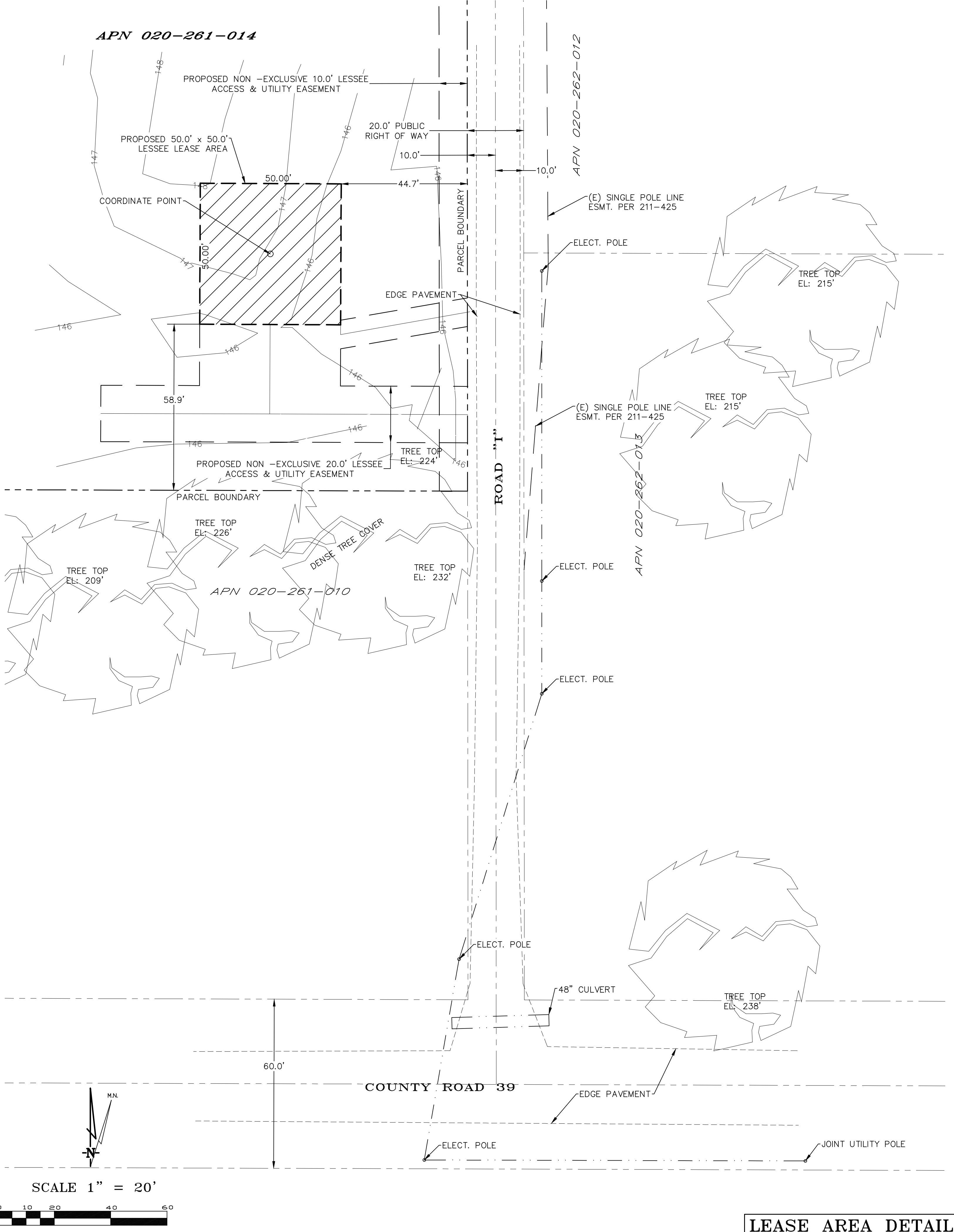
THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

## PROJECT INFORMATION

SITE NAME:	BLUEGUM	SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
MDG LOCATION ID:	5000918263	LEASING CONTACT:	ATTN: IAN HEGGEN (916) 207-8997 IHEGGEN@COMPLETEWIRELESS.NET
COUNTY:	GLENN	ZONING CONTACT:	ATTN: MACY HABIBEH (916) 224-8018 MHABIBEH@COMPLETEWIRELESS.NET
JURISDICTION:	GLENN COUNTY	CONSTRUCTION CONTACT:	ATTN: SEAN WALLIN (916) 591-8574 SWALLIN@COMPLETEWIRELESS.NET
APN:	020-261-014		
SITE ADDRESS:	COUNTY ROAD I & COUNTY ROAD 39 WILLOWS, CA 95988		
CURRENT ZONING:	AG-20		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
PROPERTY OWNER:	CAROL ANN ENOS TRUST/ENOS BYPASS TRUST/ENOS CAROL ANN/ENOS TODD W 6386 COUNTY ROAD 42 WILLOWS, CA 95988		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
LATITUDE:	N 39° 34' 59.35" NAD 83 N 39.583153		
LONGITUDE:	W 122° 12' 06.15" NAD 83 W -122.201707		
GROUND ELEVATION:	147' AMSL		

## SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	2
C-1	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	2
A-1.2	ENLARGED SITE PLAN	2
A-1.3	EQUIPMENT PLAN	2
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	2
A-4.1	ANTENNA DETAILS	-
A-4.2	EQUIPMENT DETAILS	-
E-1.1	ELECTRICAL PLAN	2



LEASE AREA DETAIL

DATE OF SURVEY: 05-28-23  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803  
 LOCATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.  
 F.E.M.A. F.I.R.M. ZONE "X" PER FIRM 06021C0604D DATED 08/05/2010  
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.44' FROM ELEVATIONS SHOWN.  
 CONTOUR INTERVAL: 1 FT.  
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.  
 ASSESSOR'S PARCEL NUMBER: 020-261-014  
 OWNER(S): ENOS, ERNEST W & CAROL A TRUST  
 6386 COUNTY ROAD 42  
 WILLOWS, CA 95988

Project No./Name: Bluegum  
 Project Site Location: County Road 39  
 Orland, CA 95988  
 Glenn County

Date of Observation: 04-28-23

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo XT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopole Tower

Coordinates (Center Lease Area)  
 Latitude: N 39°34'59.35" (NAD83) N 39°34'59.78" (NAD27)  
 Longitude: W 122°12'06.15" (NAD83) W 122°12'02.21" (NAD27)  
 Latitude: N 39.583153" (NAD83) N 39.583271" (NAD27)  
 Longitude: W 122.201707" (NAD83) W 122.200613" (NAD27)  
 ELEVATION of Ground at Structure (NAVD88) 147' AMSL

LEASE AREA DESCRIPTION

All that certain lease area being locate in Glenn County, California and being a portions of Tracts 17, 18, 19, 20, 21 and 23 and the East two acres of Tracts 16 and 22 of Division No. 3, Series A. Eucalyptus Plantation, the Forest Syndicate, Sections 16 and 17, Township 20 North, Range 3 West, M.D.B.&M., according to the plat thereof filed in the office of the County Recorder of the County of Glenn, State of California, on March 15, 1909, in Book 1 of Maps and Surveys, at Page 196,

Tract 24, Division No. 3, of the Forest Syndicate, Eucalyptus Plantation, Series A, as per the official map or plat thereof filed in the office of the County Recorder of the County of Glenn, State of California, on March 15, 1909, in Book 1 of Maps and Surveys, at Page 196

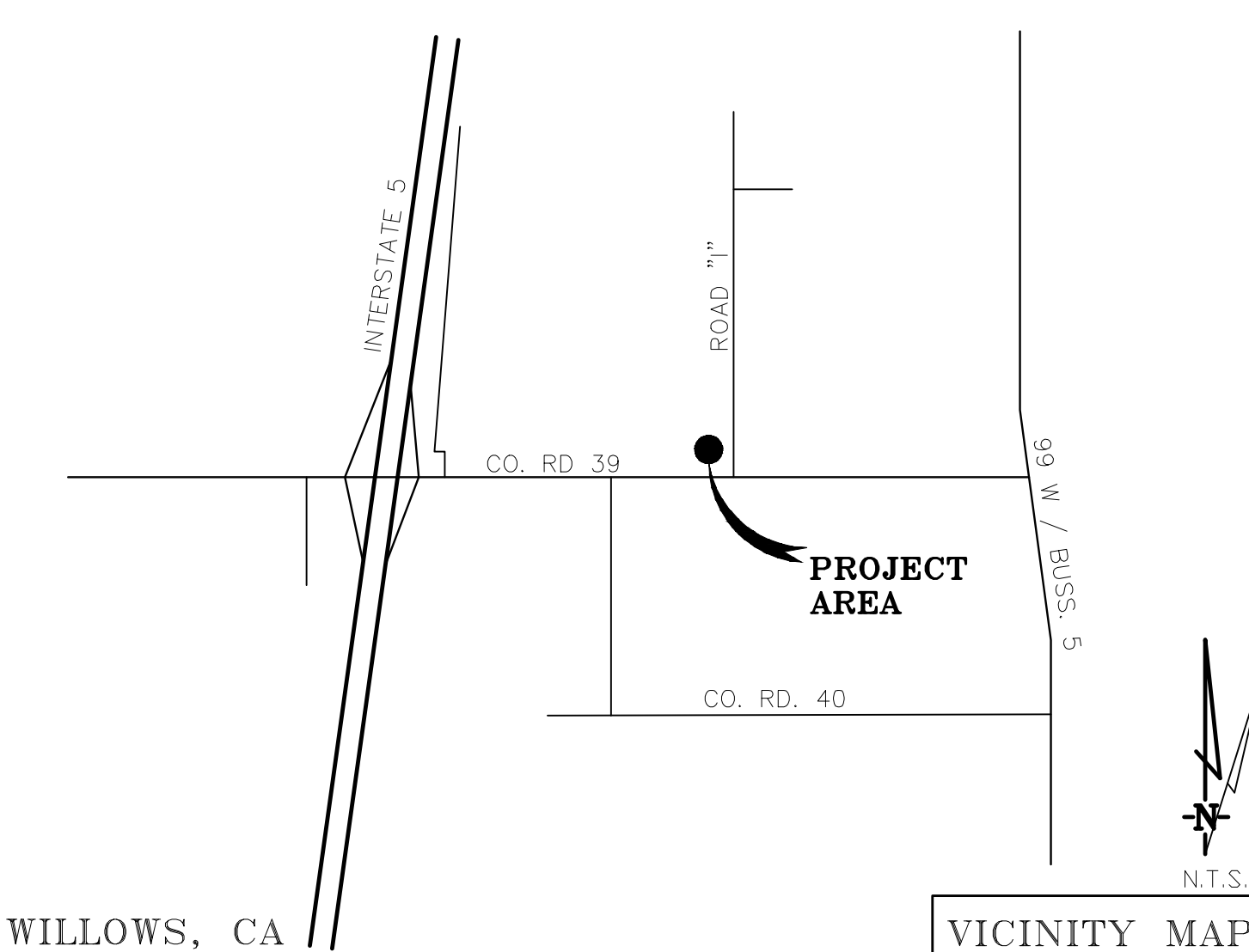
and the Center 1 acre of Tract 22, Division No. 3, of the Forest Syndicate, Eucalyptus Plantation, Series A, as per the official map or plat thereof filed in the office of the County Recorder of the County of Glenn, State of California, on March 15, 1909, in Book 1 of Maps and Surveys, at Page 196 being more particularly described as follows:

Commencing at the Southeast corner of the aforementioned Tract 24; thence along the eastern boundary thereof North 0°02'52" West, a distance of 108.84'; thence leaving said Eastern boundary North 89°45'20" West, a distance of 44.75' to the True Point of beginning; thence from said point of beginning North 89°45'20" West, a distance of 50.00'; thence South 0°14'40" West, a distance of 50.00'; thence South 89°45'20" East, a distance of 50.00'; thence North 0°14'40" East, a distance of 50.00' to the point of beginning.

Together with an easement for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Commencing at the Southeast corner of the aforementioned Tract 24; thence along the eastern boundary thereof North 0°02'52" West, a distance of 27.17' to the point of beginning; thence North 89°49'13" West, a distance of 70.16' to a point hereafter referred to as Point A; thence continuing North 89°49'13" West, a distance of 60.0'.

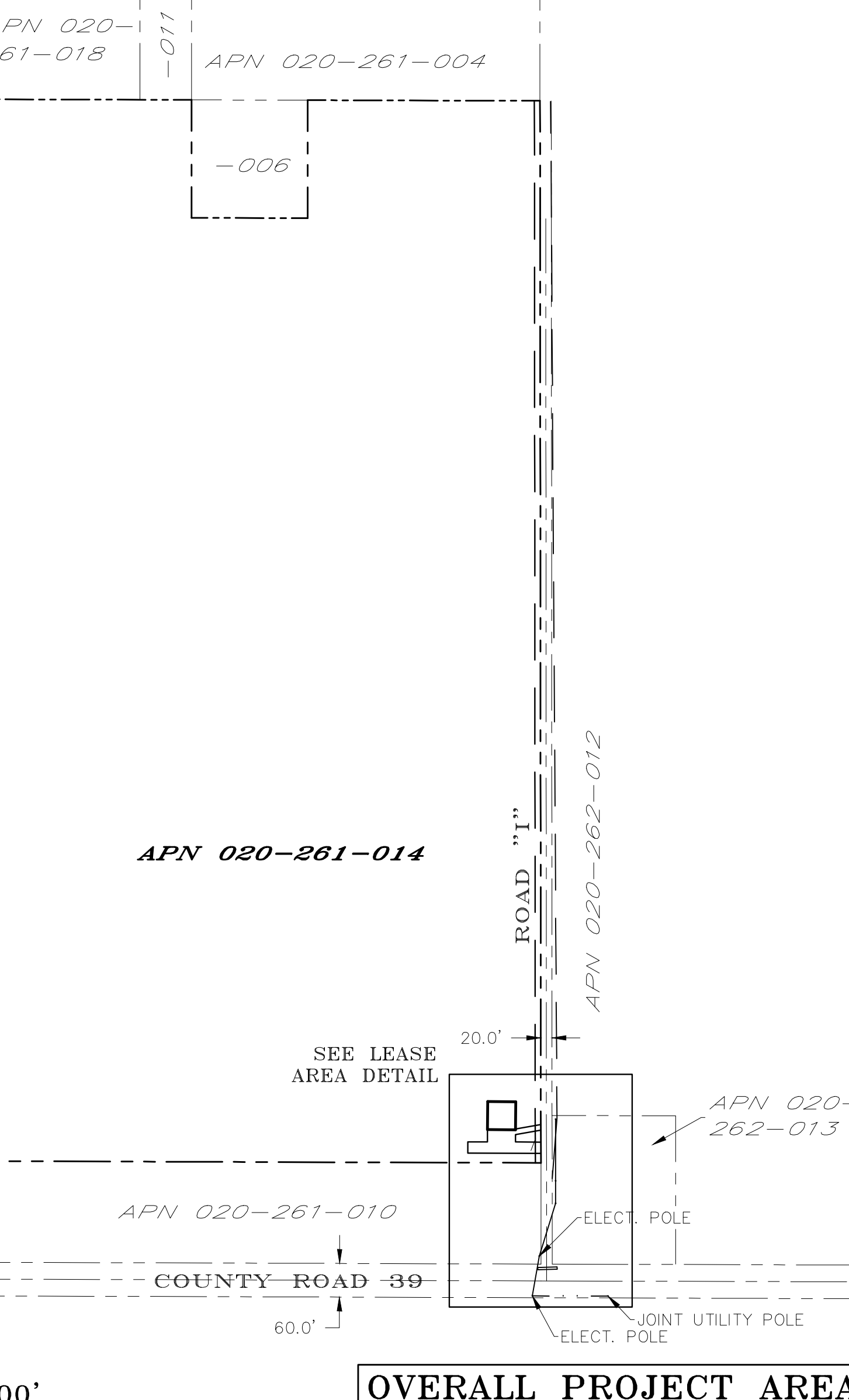
Also together with an easement for access and utility purposes, fifty feet in width, the centerline of which is described as follows: Beginning at the above described Point A; thence from said point of beginning North 0°14'40" East 31.74' more or less to a point on the South boundary of the above described lease area.

Also together with an easement for access and utility purposes, ten feet in width, the centerline of which is described as follows: Commencing at the Southeast corner of the aforementioned Tract 24; thence along the eastern boundary thereof North 0°02'52" West, a distance of 63.49' to the True point of beginning; thence from said point of beginning South 80°01'01" West, a distance of 45.71'.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



OVERALL PROJECT AREA

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\VN		
OPS		
EE\OUT		

Surveyor  
**GEIL ENGINEERING**  
 ENGINEERING • SURVEYING • PLANNING  
 1228 HIGH STREET  
 AUBURN, CALIFORNIA 96909  
 Phone: (530) 885-0426  
 Fax: (530) 885-1408

**verizon**

Bluegum  
 County Road 39  
 Willows, CA 95988

PLOT PLAN AND  
 SITE TOPOGRAPHY

REVISIONS	dg	
05-05-23	Preliminary Drawing	dg
05-17-23	rev. esmts.	dg
06-05-23	redlines	dg
06-29-23	lease desc. added	dg
08-16-23	centerline added	dg
10-02-23	esmt. shown	dg

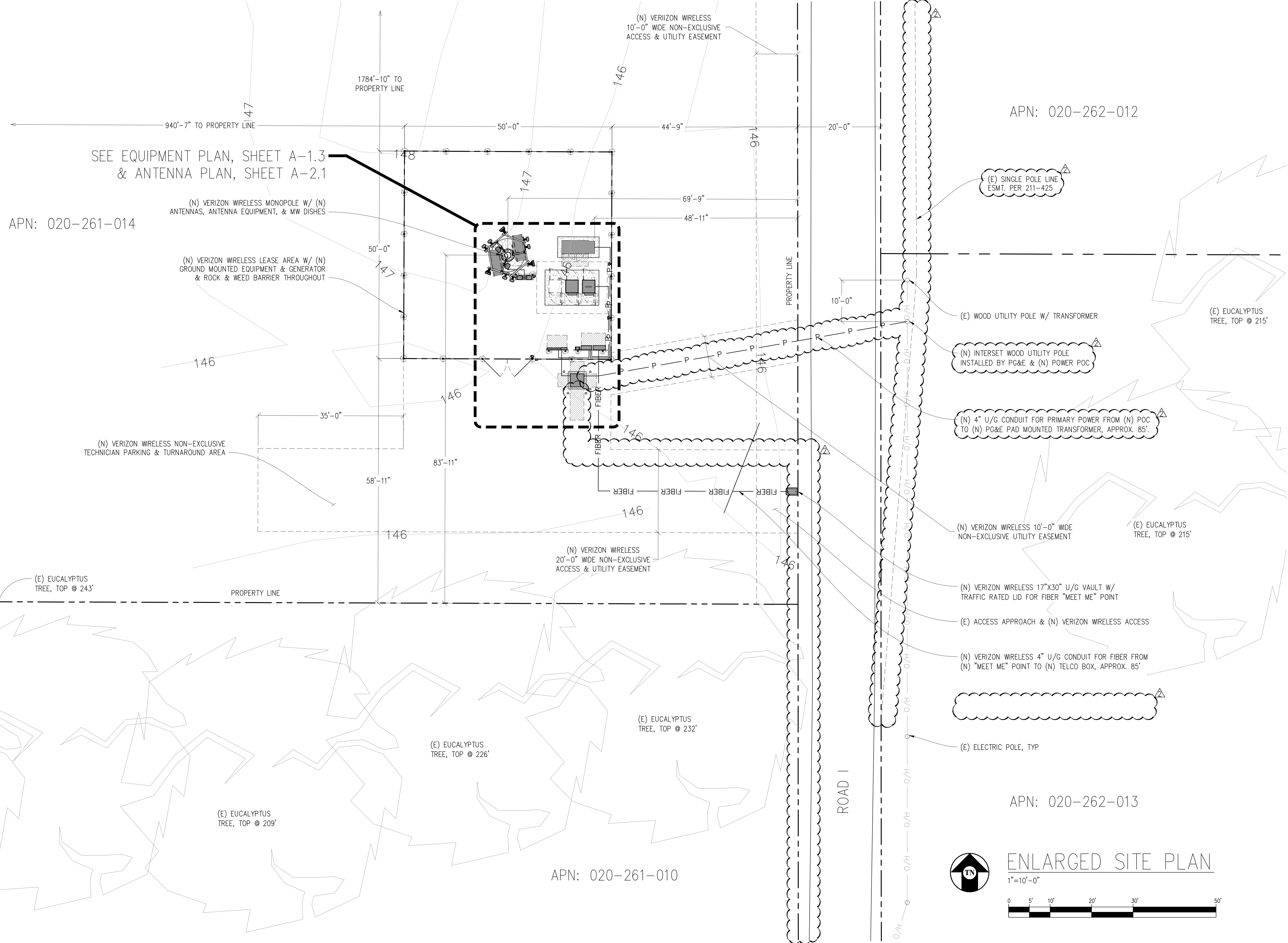
Sheet

C-1









Issued For:  
**BLUEGUM**  
COUNTY ROAD I & COUNTY ROAD 39  
WILLOWS, CA 95988

PREPARED FOR  
**verizon**  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

Vendor:  
**COMPLETE**  
Wireless Consulting, Inc.

MDG LOCATION ID: 5000918263  
PROJECT ID: 16994784  
DRAWN BY: -  
CHECKED BY: -  
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
1	10/12/23	CLIENT REV	D.H.
2	08/18/23	CLIENT REV	C.T.C.
1	06/15/23	ZD 100%	S.D.
0	05/15/23	ZD 90%	XX

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**Streamline Engineering**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
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E-Mail: kevin@streamlineeng.com Fax: 916-860-1941  
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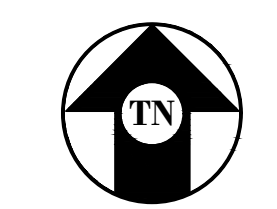
SHEET TITLE:  
**ENLARGED  
SITE PLAN**

SHEET NUMBER:  
**A-1.2**

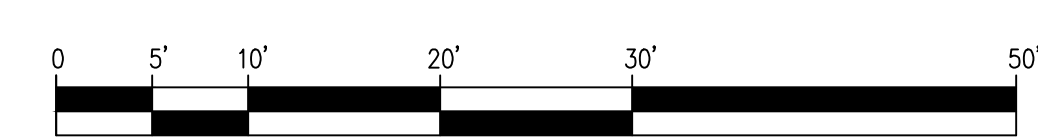
APN: 020-262-012

APN: 020-262-013

APN: 020-261-010



**ENLARGED SITE PLAN**  
1"=10'-0"





(2) (N) VERIZON WIRELESS 2" U/G CONDUITS FOR POWER FROM (N) ELECTRICAL PANEL TO (N) POWER/BATTERY CABINET, APPROX 33'

(N) VERIZON WIRELESS 8'-6" X 13'-0" CONCRETE EQUIPMENT SLAB

(N) VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE W/ BARBED WIRE

(N) VERIZON WIRELESS U/G GENERATOR CONDUITS FROM (N) GENERATOR TO (N) ELECTRICAL PANEL, APPROX 37'

(4) (N) VERIZON WIRELESS 3" U/G CONDUITS FROM CABINET STUB-UP UNDER (2) (N) PULL CANS, (2) FOR POWER, 2 FOR FIBER, APPROX 20'. (1) (N) VERIZON WIRELESS 2" U/G CONDUIT FROM CABINET STUB-UP UNDER (2) (N) PULL CANS FOR GPS ANTENNA, APPROX 20'

(N) VERIZON WIRELESS POWER/BATTERY CABINET W/ (2) STRINGS OF BATTERIES INSIDE

(N) VERIZON WIRELESS 10'-0" X 5'-0" CONCRETE GENERATOR SLAB

(N) VERIZON WIRELESS 30KW DIESEL GENERATOR ON (N) 210 GALLON UL 142 RATED FUEL TANK

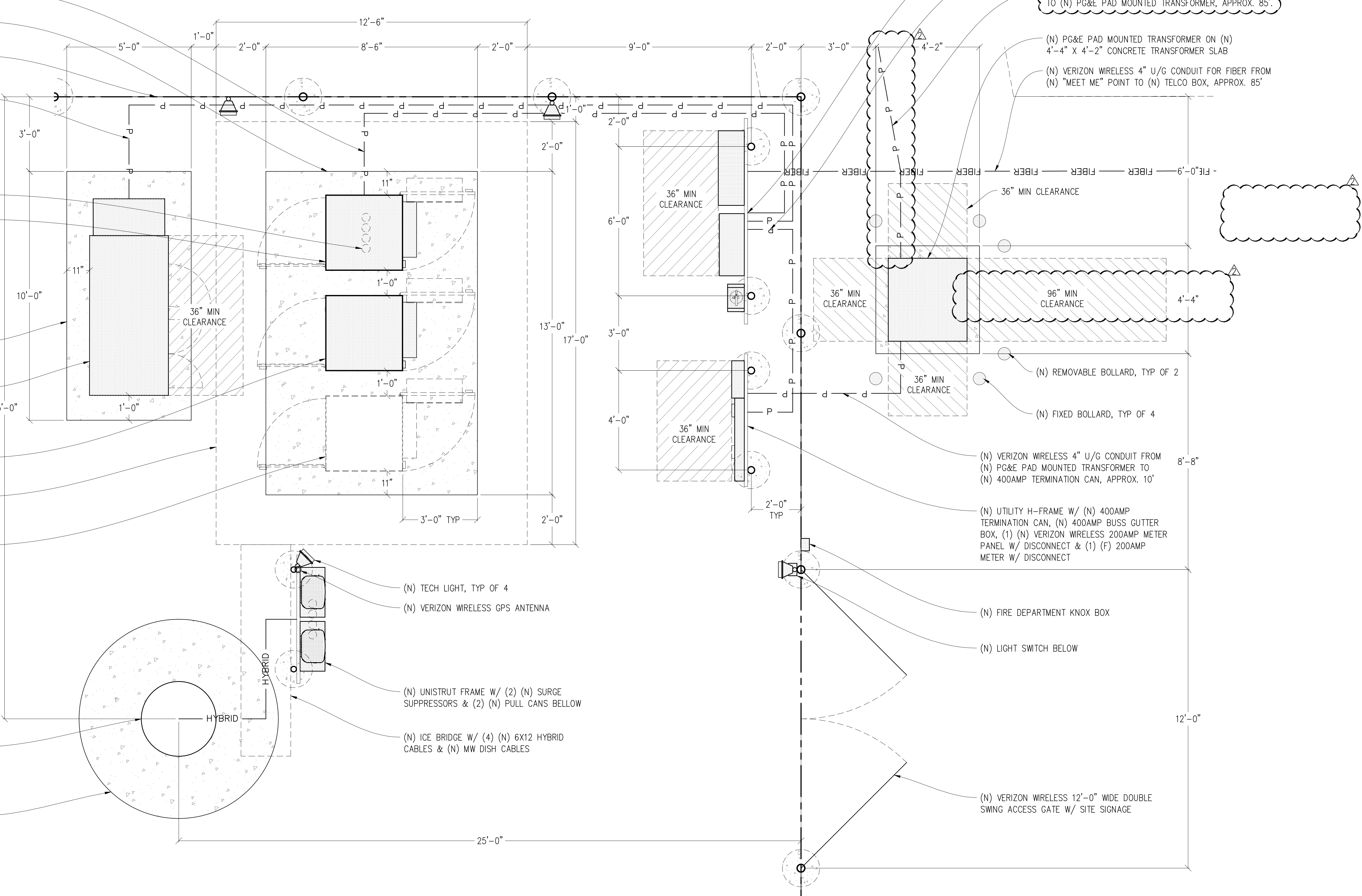
(N) VERIZON WIRELESS MISC CABINET

(N) VERIZON WIRELESS SUN SHADE

(F) VERIZON WIRELESS CABINET

(N) VERIZON WIRELESS MONOPOLE W/ (N) VERIZON WIRELESS ANTENNAS, ANTENNA EQUIPMENT, & MW DISHES

(N) CONCRETE MONOPOLE PIER FOUNDATION



(N) VERIZON WIRELESS UTILITY H-FRAME W/ (N) 200AMP ILC, (N) 30"x30"x12" TELCO BOX, (N) FIRE EXTINGUISHER, & (N) SES KEY LOCK BOX

(N) VERIZON WIRELESS 2" U/G CONDUIT FOR POWER FROM (N) METER PANEL TO (N) ELECTRICAL PANEL, APPROX 13'

(N) 4" U/G CONDUIT FOR PRIMARY POWER FROM (N) POC TO (N) PG&E PAD MOUNTED TRANSFORMER, APPROX. 85'

(N) PG&E PAD MOUNTED TRANSFORMER ON (N) 4'-4" X 4'-2" CONCRETE TRANSFORMER SLAB

(N) VERIZON WIRELESS 4" U/G CONDUIT FOR FIBER FROM (N) "MEET ME" POINT TO (N) TELCO BOX, APPROX. 85'

36" MIN CLEARANCE

36" MIN CLEARANCE

36" MIN CLEARANCE

96" MIN CLEARANCE

36" MIN CLEARANCE

36" MIN CLEARANCE

(N) VERIZON WIRELESS 4" U/G CONDUIT FROM (N) PG&E PAD MOUNTED TRANSFORMER TO (N) 400AMP TERMINATION CAN, APPROX. 10'

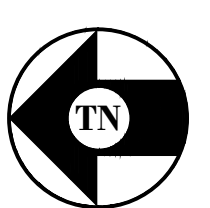
(N) UTILITY H-FRAME W/ (N) 400AMP TERMINATION CAN, (N) 400AMP BUSS GUTTER BOX, (1) (N) VERIZON WIRELESS 200AMP METER PANEL W/ DISCONNECT & (1) (F) 200AMP METER W/ DISCONNECT

(N) FIRE DEPARTMENT KNOX BOX

(N) LIGHT SWITCH BELOW

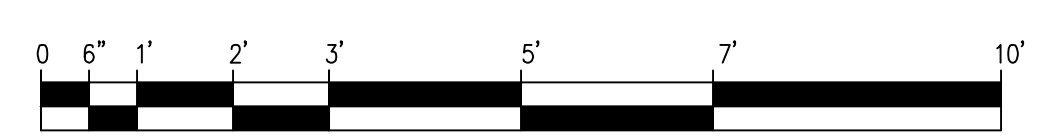
(N) VERIZON WIRELESS 12'-0" WIDE DOUBLE SWING ACCESS GATE W/ SITE SIGNAGE

(N) VERIZON WIRELESS 50'-0" X 50'-0" (2500 SQ FT) LEASE AREA W/ (N) ROCK & WEED BARRIER THROUGHOUT



EQUIPMENT PLAN

1/2" = 1'-0"



Issued For:  
**BLUEGUM**  
COUNTY ROAD I & COUNTY ROAD 39  
WILLOWS, CA 95988

PREPARED FOR  
**verizon**  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

Vendor:  
**COMPLETE**  
Wireless Consulting, Inc.

MDG LOCATION ID: 5000918263  
PROJECT ID: 16994784  
DRAWN BY: -  
CHECKED BY: -  
APPROVED BY: -

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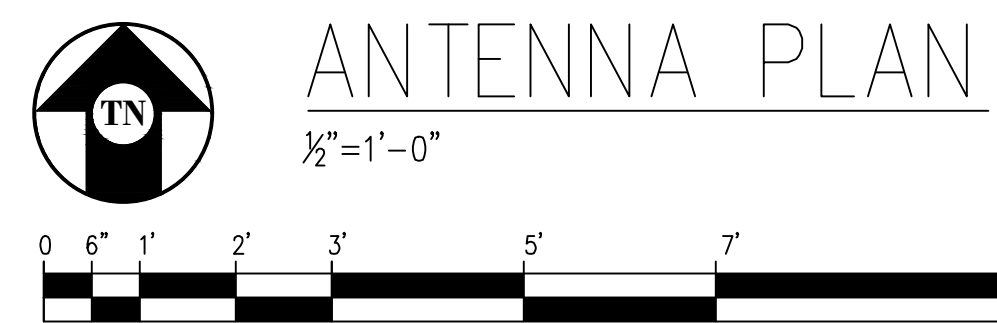
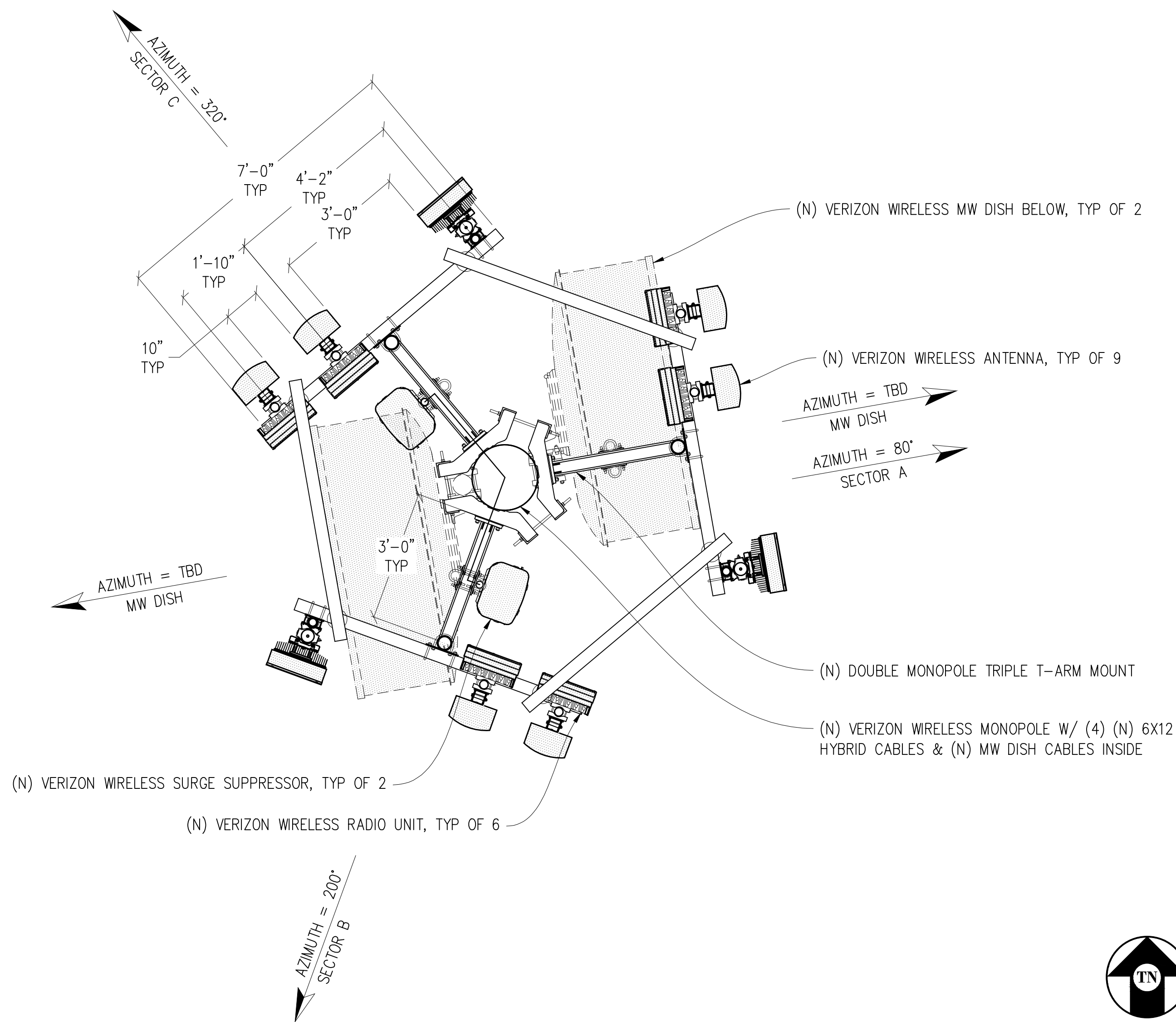
SHEET TITLE:  
**EQUIPMENT PLAN**

SHEET NUMBER:  
**A-1.3**



NOTE:  
 1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF SECTOR.  
 2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.

ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)																
SECTOR	ANTENNAS					RRU'S		CABLING								
	TECHNOLOGY	ANTENNA MODEL	NO. OF COAX PORTS	CENTER	AZIMUTH	RRU MODEL	NO. OF RRU'S	NO. OF HYBRID CABLES	SIZE OF HYBRID CABLES	LENGTH OF CABLES	NO. OF COAX CABLES	COAX DIA.	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS	
ALPHA SECTOR	A1	LTE 700, 850, 1900, AWS, AWS3, 5G 850	COMMSCOPE NHH-65C-R2B	6	120'-0"	80°	RADIO 4490 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0	0
	A2	LTE 700, 850, 1900, AWS, AWS3, 5G 850	COMMSCOPE NHH-65C-R2B	6	120'-0"	80°	RADIO 4890 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0	0
	A3	C-BAND	AIR 6419	0	122'-8"	80°	INTEGRATED	0	SHARED	SHARED	SHARED	0	-	SHARED	0	0
BETA SECTOR	B1	LTE 700, 850, 1900, AWS, AWS3, 5G 850	COMMSCOPE NHH-65C-R2B	6	120'-0"	200°	RADIO 4490 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0	0
	B2	LTE 700, 850, 1900, AWS, AWS3, 5G 850	COMMSCOPE NHH-65C-R2B	6	120'-0"	200°	RADIO 4890 UNIT	1	2	6X12	135'	0	-	(1) 6627	0	0
	B3	C-BAND	AIR 6419	0	122'-8"	200°	INTEGRATED	0	SHARED	SHARED	SHARED	0	-	SHARED	0	0
GAMMA SECTOR	C1	LTE 700, 850, 1900, AWS, AWS3, 5G 850	COMMSCOPE NHH-65C-R2B	6	120'-0"	320°	RADIO 4490 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0	0
	C2	LTE 700, 850, 1900, AWS, AWS3, 5G 850	COMMSCOPE NHH-65C-R2B	6	120'-0"	320°	RADIO 4890 UNIT	1	2	6X12	135'	0	-	(1) 6627	0	0
	C3	C-BAND	AIR 6419	0	122'-8"	320°	INTEGRATED	0	SHARED	SHARED	SHARED	0	-	SHARED	0	0



Issued For:  
**BLUEGUM**  
 COUNTY ROAD I & COUNTY ROAD 39  
 WILLOWS, CA 95988

PREPARED FOR  
**verizon**  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

Vendor:  
  
**COMPLETE**  
 Wireless Consulting, Inc.

MDG LOCATION ID: 5000918263  
 PROJECT ID: 16994784  
 DRAWN BY: -  
 CHECKED BY: -  
 APPROVED BY: -

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**ANTENNA PLAN**

SHEET NUMBER:  
**A-2.1**



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WILLOWS, CA 95988

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Vendor:



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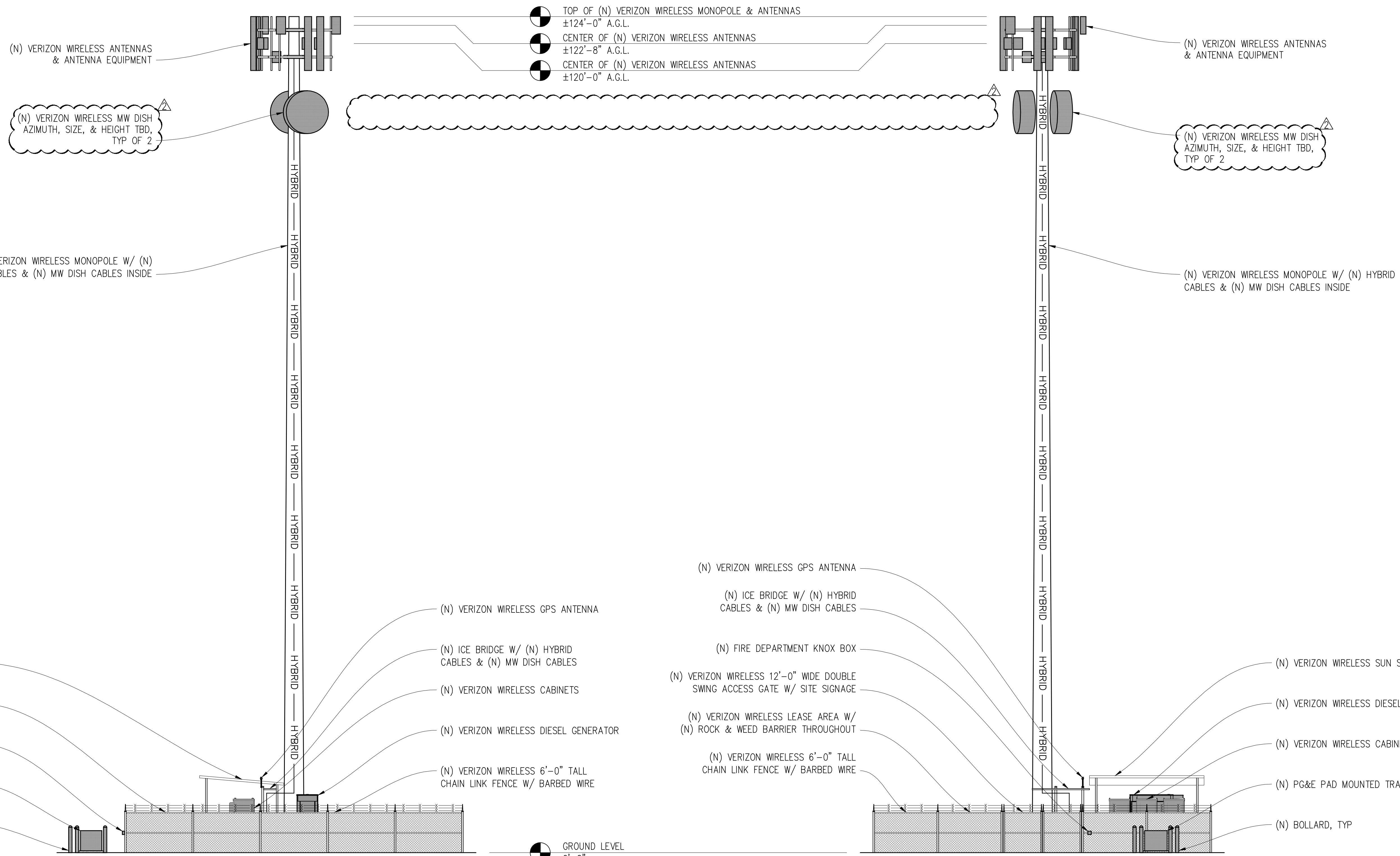
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SHEET TITLE:

## ELEVATIONS

SHEET NUMBER:

# A-3.1



### EAST ELEVATION

1/8"=1'-0"

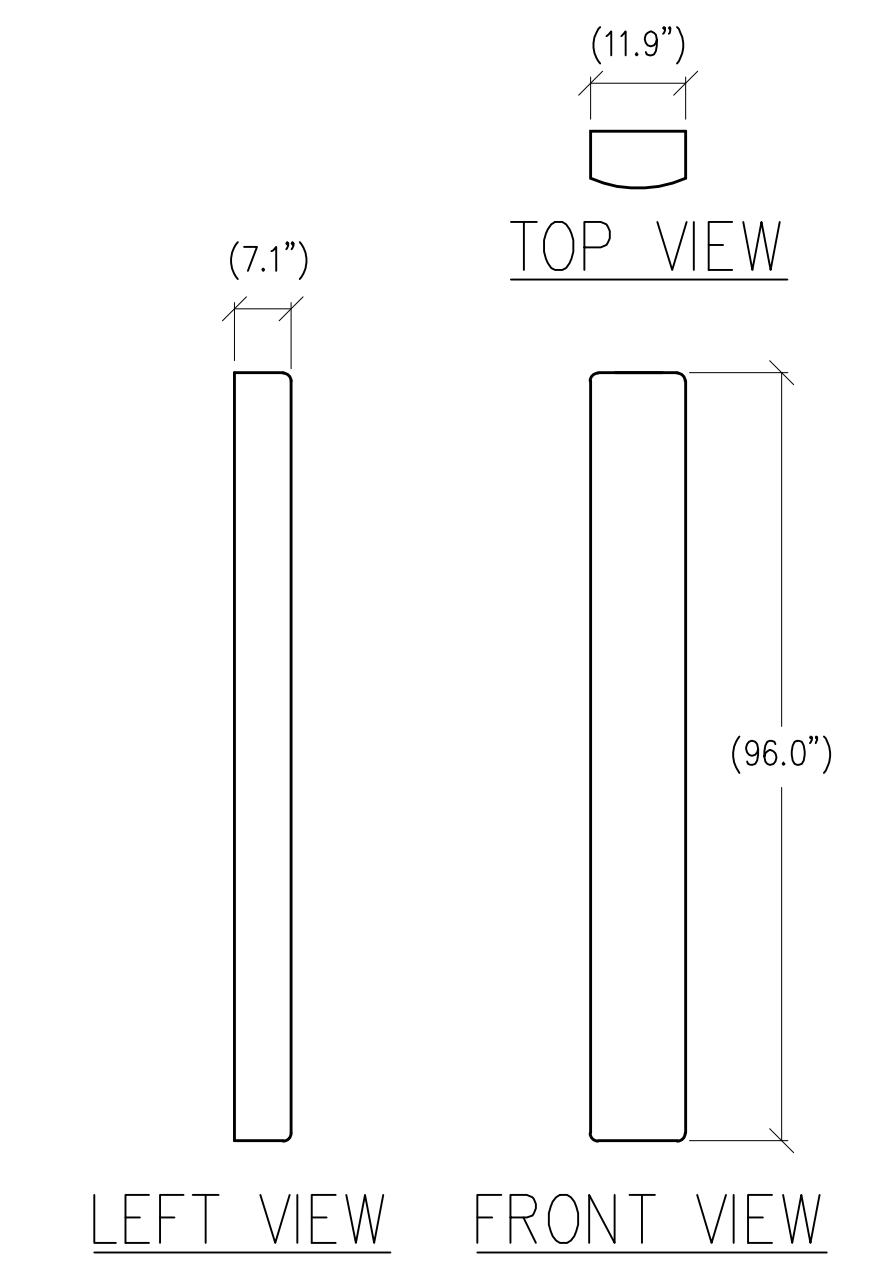


NOTE:  
1. (N) VERIZON WIRELESS MONOPOLE TO BE DESIGNED FOR ADDITIONAL (F) CARRIERS

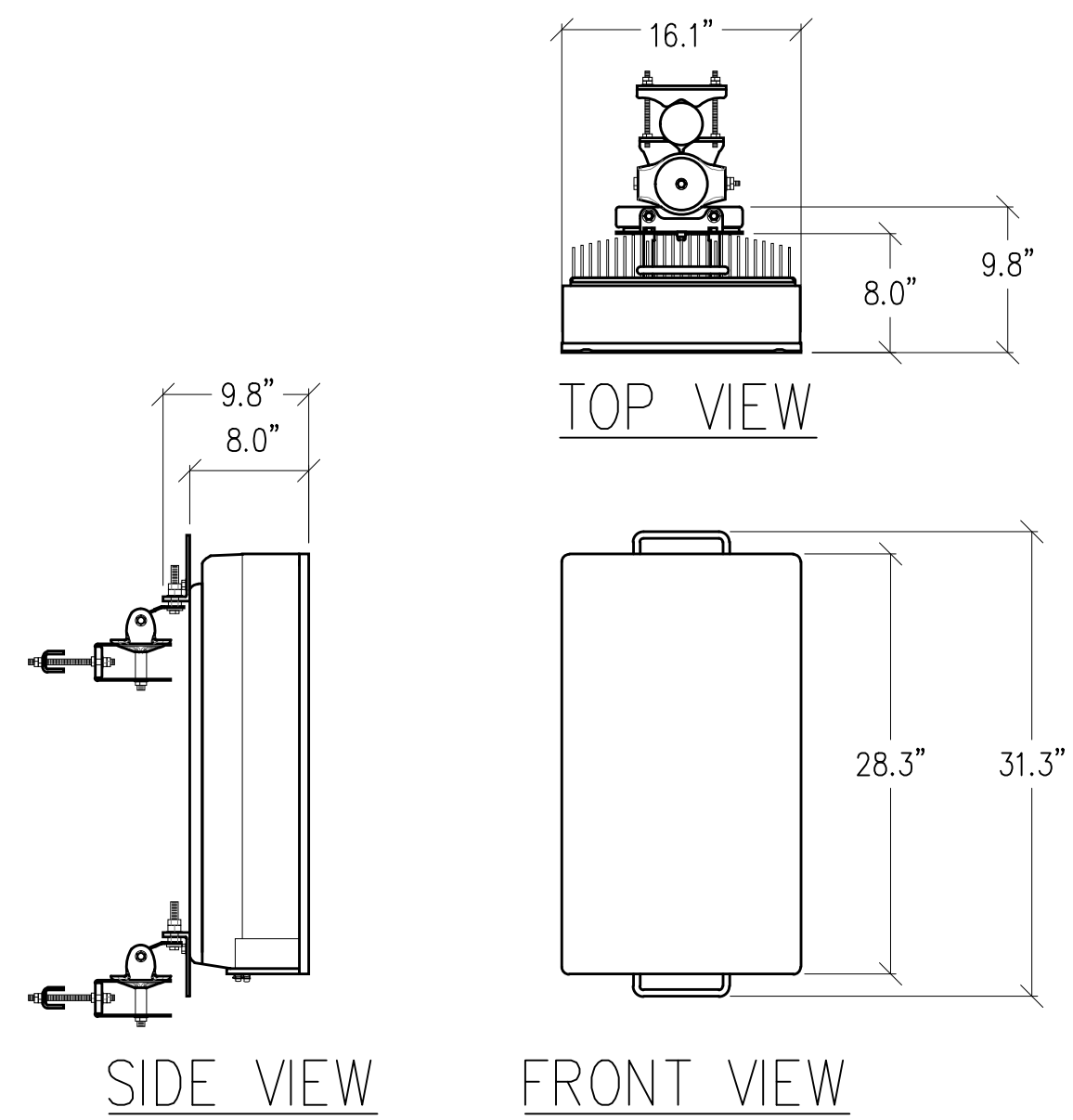
### SOUTH ELEVATION

1/8"=1'-0"

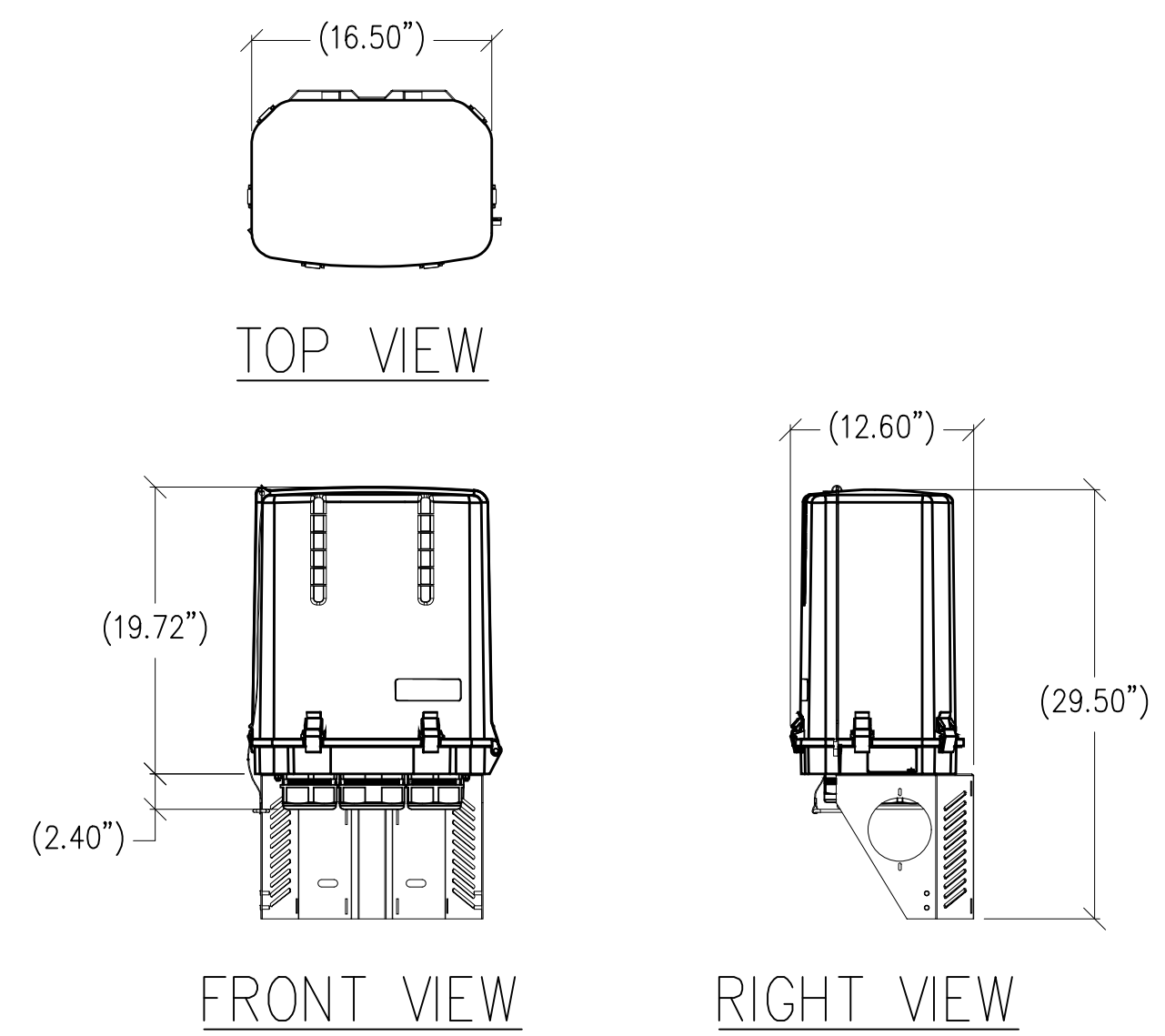




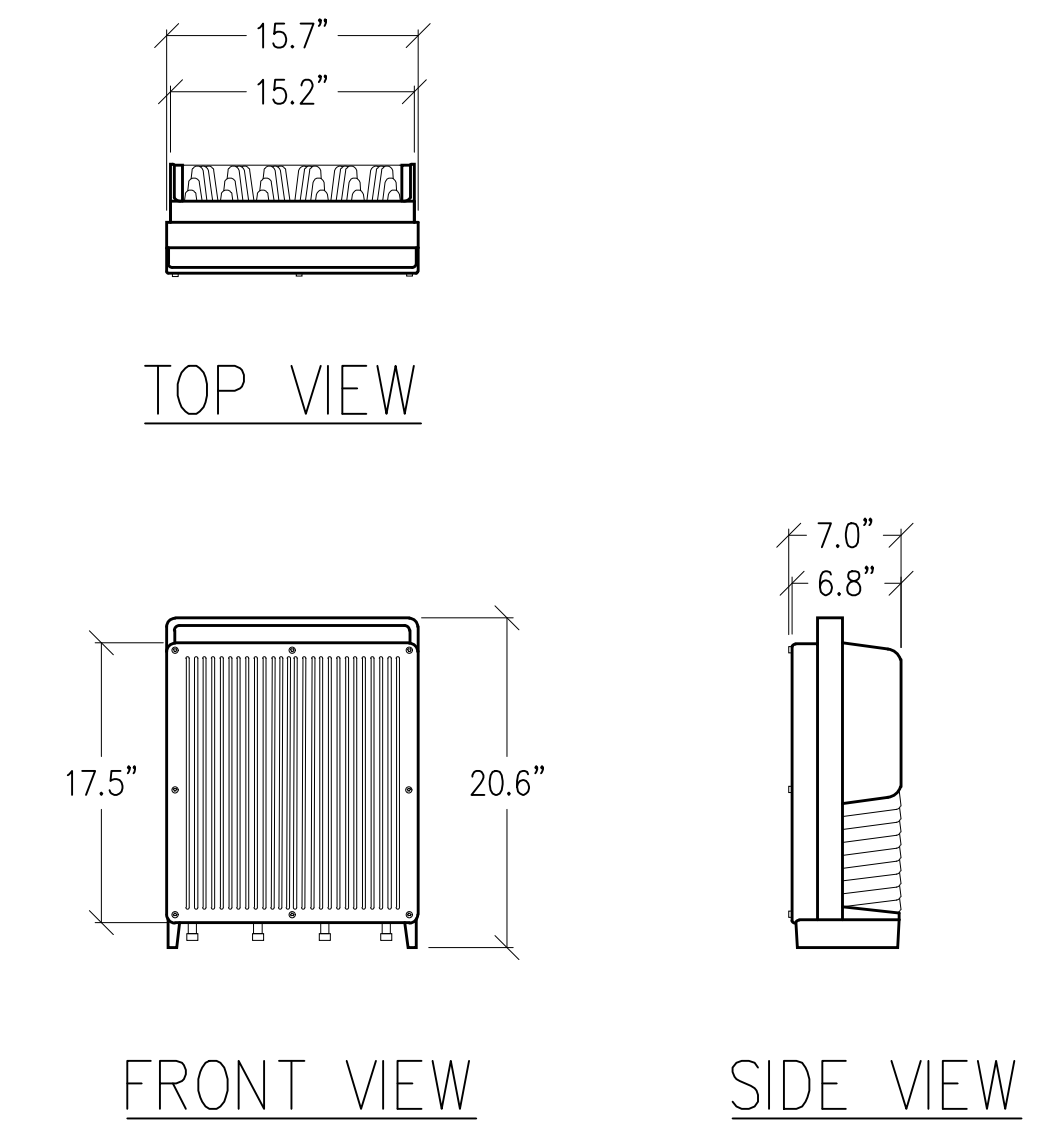
1 ANTENNA DETAIL  
 1/2"=1' MAX WEIGHT: 51.6 LBS



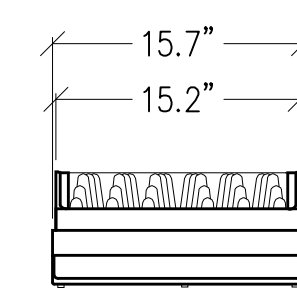
2 ANTENNA DETAIL  
 1"=1'-0" MAX WEIGHT: 71 LBS



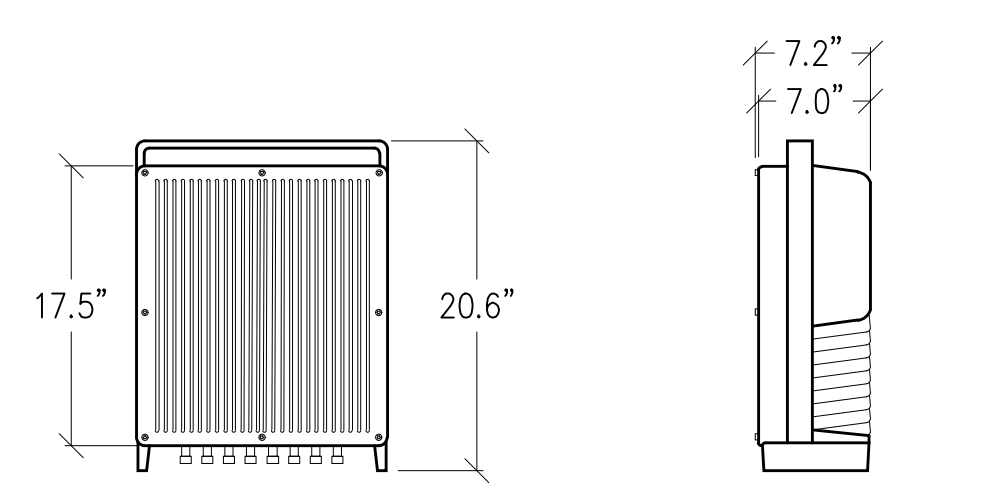
3 SURGE PROTECTION BOX  
 1"=1'-0" MAX WEIGHT: 32.0 LBS



4 RADIO DETAIL  
 1"=1'-0" MAX WEIGHT: 68.4 LBS



TOP VIEW



FRONT VIEW SIDE VIEW

5 RADIO DETAIL  
 1"=1'-0" MAX WEIGHT: 69.5 LBS

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**BLUEGUM**  
 COUNTY ROAD I & COUNTY ROAD 39  
 WILLOWS, CA 95988

PREPARED FOR  
**verizon**  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

Vendor:  
  
**COMPLETE**  
 Wireless Consulting, Inc.

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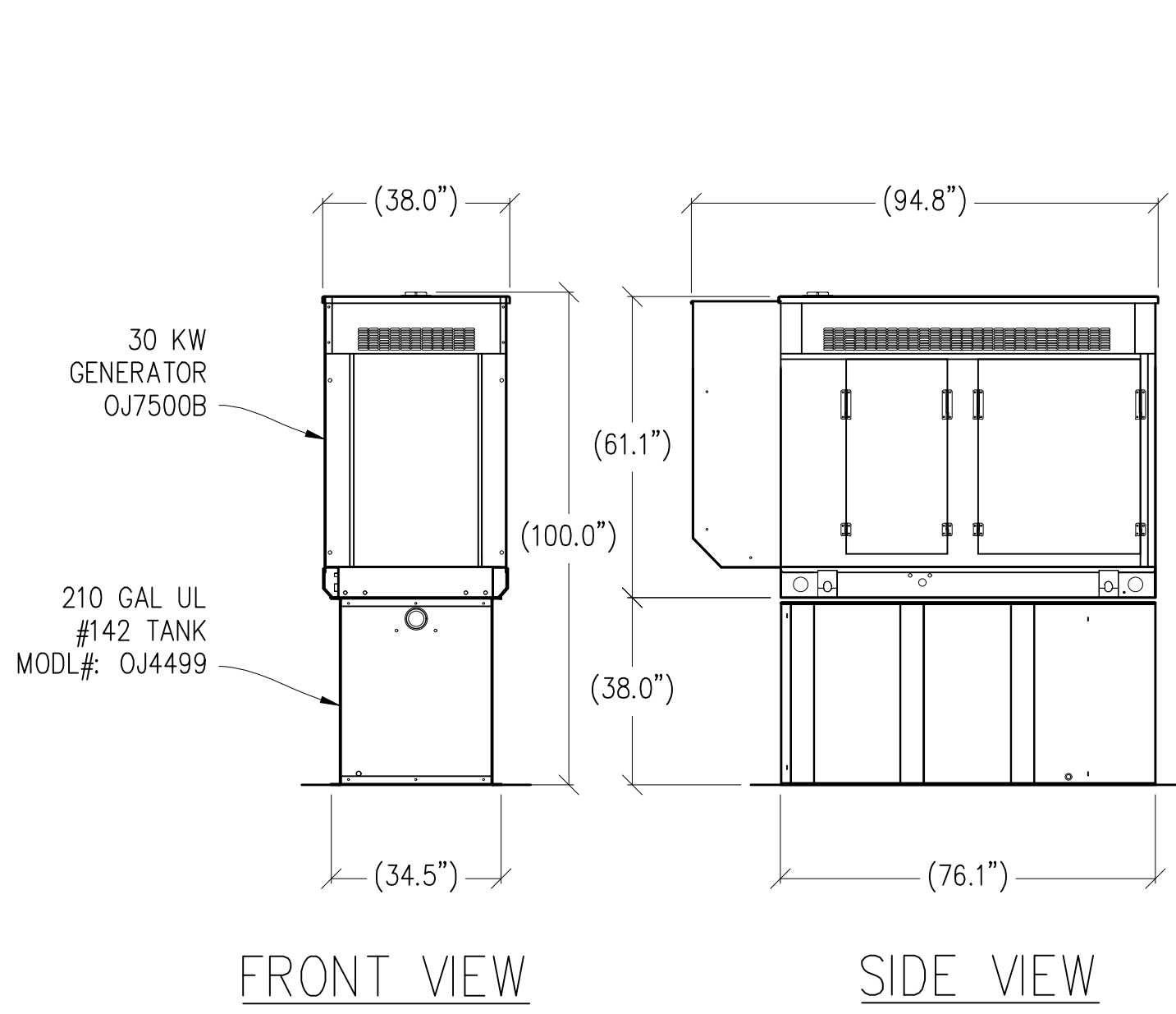
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SHEET TITLE:  
**ANTENNA  
 DETAILS**

SHEET NUMBER:  
**A-4.1**



FRONT VIEW

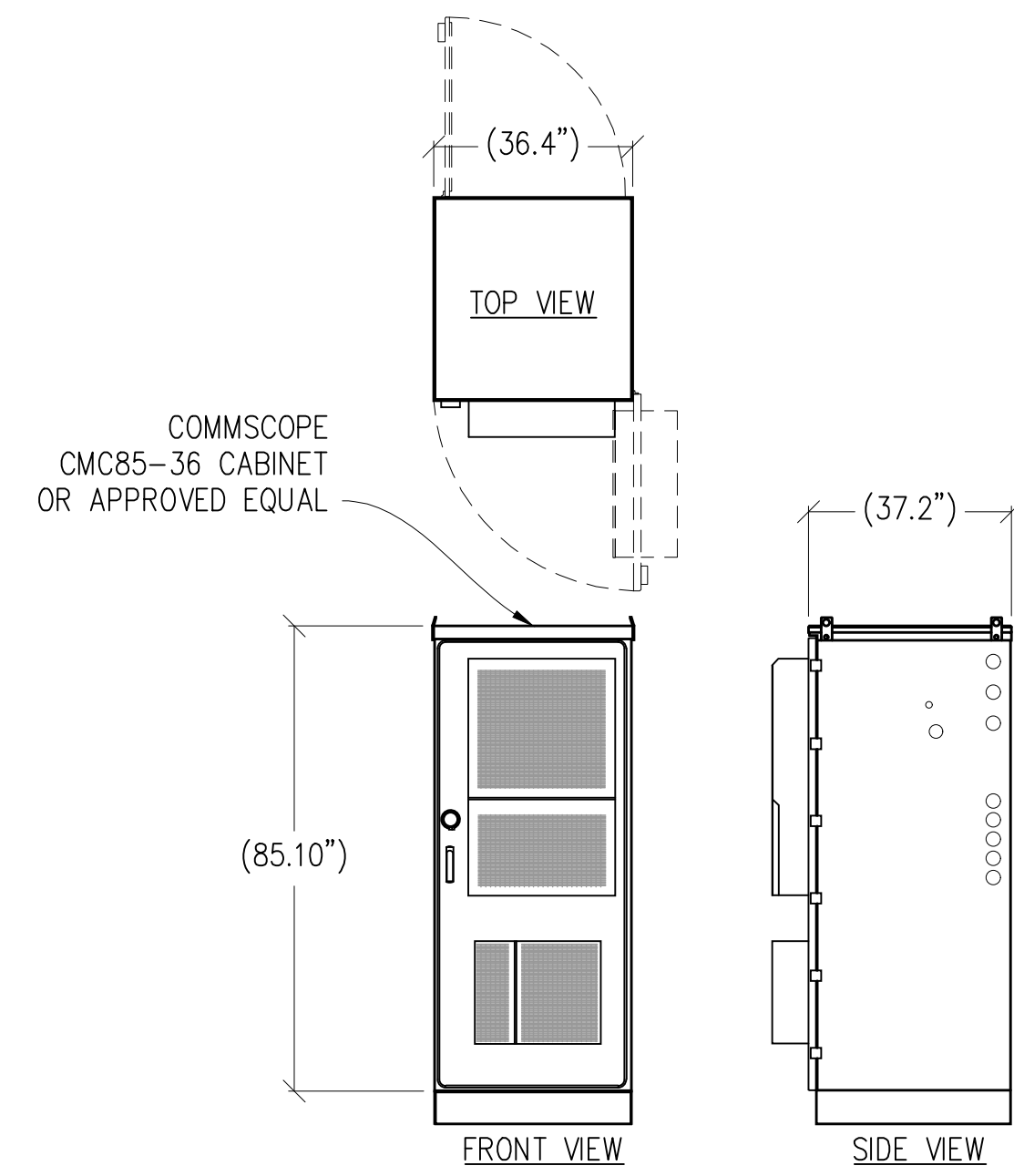
SIDE VIEW

30KW GENERATOR DETAIL

1

3/8"=1'-0"

MAX WEIGHT: 3,119 LBS



FRONT VIEW

SIDE VIEW

CABINET DETAIL

2

3/8"=1'-0"

MAX WEIGHT: 2,352 LBS

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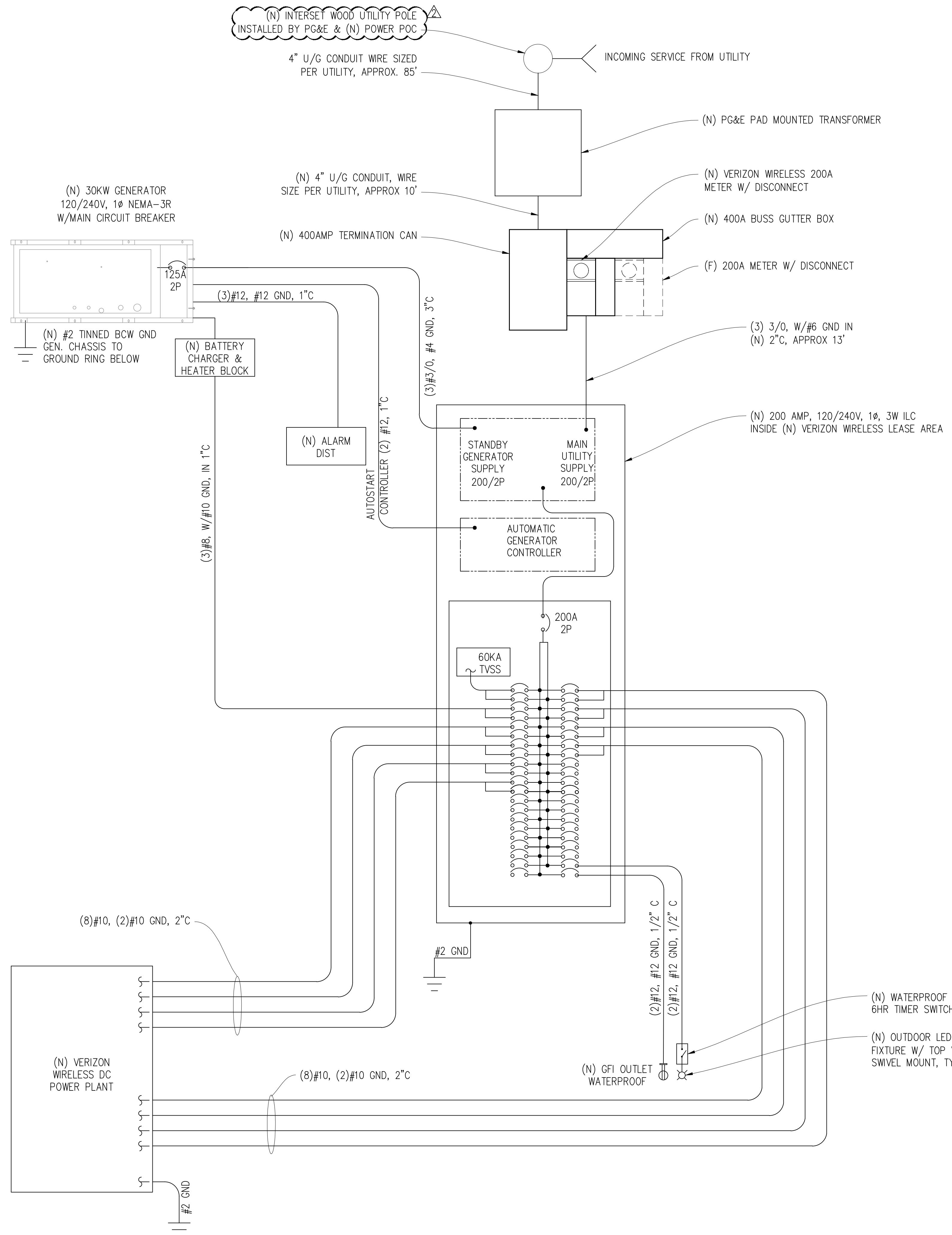
SHEET TITLE:

EQUIPMENT  
DETAILS

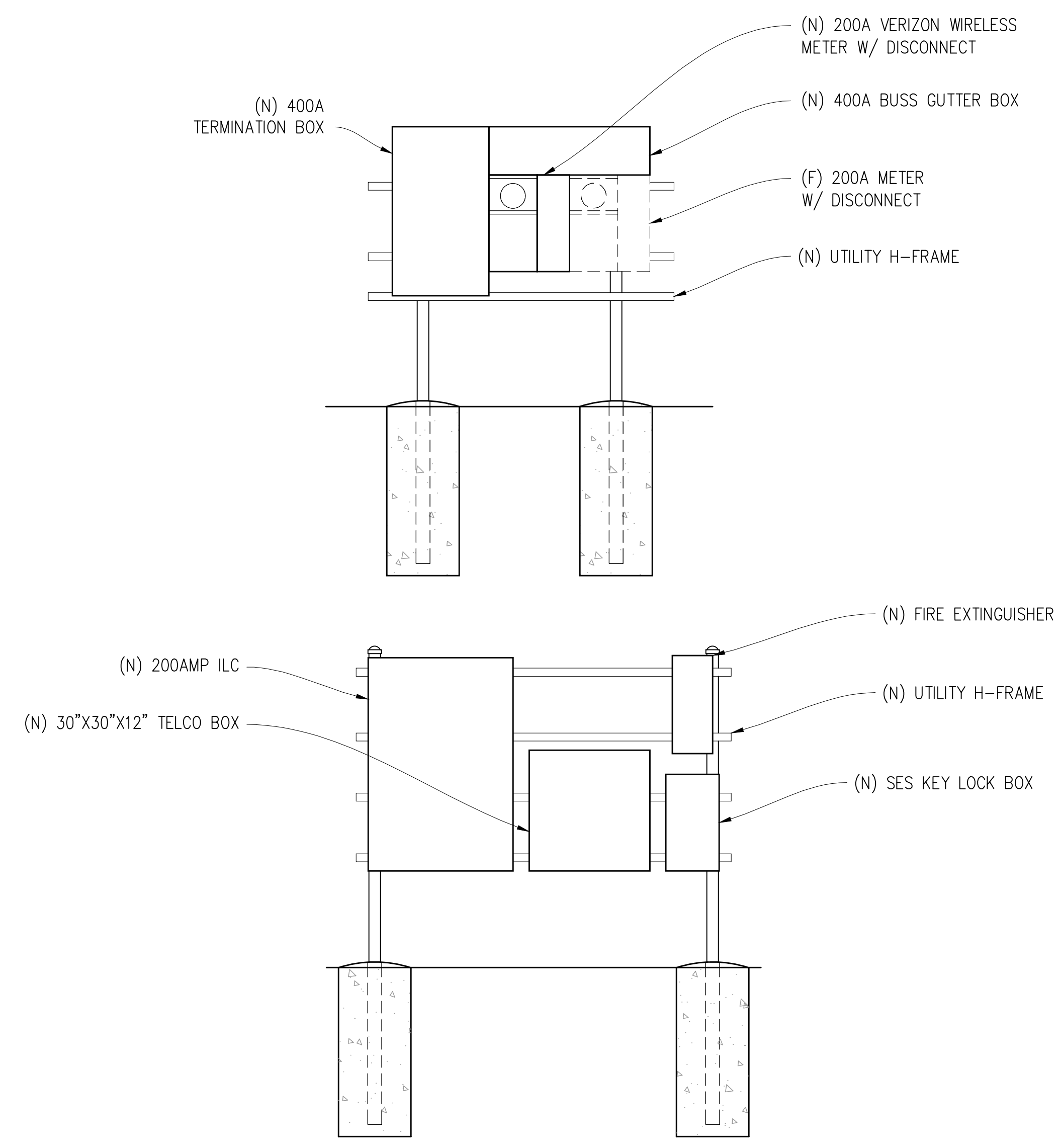
SHEET NUMBER:

A-4.2





SINGLE LINE DIAGRAM



UTILITY ELEVATIONS

PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 10,000		VOLTS: 120V/240V, 1Ø				
LOCATION : OUTSIDE		BUS AMPS: 200A		MAIN CB: 200A				
MOUNTING : H-FRAME								
ØA	ØB	LOAD DESCRIPTION	BKR AMP/POLE	CIRCUIT NO	BKR AMP/POLE	LOAD DESCRIPTION	LOAD VA	ØB
30	30	SURGE ARRESTOR	60/2	1 2	30/2	(N) DC POWER PLANT	1320	1320
3840	3840	(N) BATTERY CHARGER & HTR	40/2	5 6	30/2	" "	1320	1320
1320	1320	(N) DC POWER PLANT	30/2	9 10	30/2	" "	1320	1320
1320	1320	" "	" "	11 12	" "	" "	1320	1320
1320	1320	" "	" "	13 14	30/2	" "	1320	1320
1320	1320	" "	" "	15 16	" "	" "	1320	1320
1320	1320	" "	" "	17 18	-	BLANK		
1320	1320	" "	" "	19 20	-	" "		
		" "	" "	21 22	-	" "		
		" "	" "	23 24	-	" "		
		BLANK	-	25 26	-	" "		
		" "	-	27 28	-	" "		
		" "	-	29 30	-	" "		
		" "	-	31 32	-	" "		
		" "	-	33 34	-	" "		
		" "	-	35 36	-	" "		
		" "	-	37 38	-	" "		
		" "	-	39 40	20/1	LIGHT		300
		" "	-	41 42	20/1	GFI RECEPTACLE	180	5580
9150	9150	PHASE TOTALS				PHASE TOTALS	5460	5580
TOTAL VA =	29340	TOTAL AMPS =	122					

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Contact: Kevin Sorenson Phone: 916-660-1630  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:  
**ELECTRICAL  
PLAN**

SHEET NUMBER:  
**E-1.1**

Order No.  
2202073312-PL

Ref No.  
Bluegum

Guarantee No.  
A04565-CTG-101272

### CONDITION OF TITLE GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,



## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

### GUARANTEES

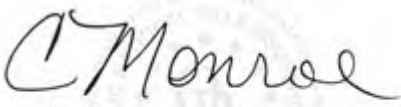
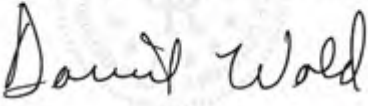
the Assured named in Schedule A of this Guarantee against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A:

Dated: April 7th, 2023 at 8:00:00 AM

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Corporation  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

Countersigned:

By   
\_\_\_\_\_  
Validating Officer

By  *C. Monroe* President  
Attest  *David Wald* Secretary



Schedule A

Order No.	2202073312-PL
Ref. No.	Bluegum
Guarantee No.	A04565-CTG-101272
Liability	\$ 900.00
Date of Guarantee	April 7th, 2023 at 8:00:00 AM
Fee	\$ 800.00

1. Name of Assured:

Complete Wireless Consulting, Inc.

2. The estate or interest in the Land which is covered by this Guarantee is:

Fee

3. The Land referred to in this Guarantee is situated in the County of Glenn, City of Willows, State of California, and is described as follows:

Parcel One:

All of Tracts 17, 18, 19, 20, 21 and 23 and the East two acres of Tracts 16 and 22 and also the West two acres of Tracts 16 and 22 of Division No. 3, Series A. Eucalyptus Plantation, the Forest Syndicate, Sections 16 and 17, Township 20 North, Range 3 West, M.D.B.&M., according to the plat thereof filed in the office of the County Recorder of the County of Glenn, State of California, on March 15, 1909, in [Book 1 of Maps and Surveys, at Page 196.](#)

Parcel Two:

Tract 24, Division No. 3, of the Forest Syndicate, Eucalyptus Plantation, Series A, as per the official map or plat thereof filed in the office of the County Recorder of the County of Glenn, State of California, on March 15, 1909, in [Book 1 of Maps and Surveys, at Page 196.](#)

Parcel Three:

Center 1 acre of Tract 22, Division No. 3, of the Forest Syndicate, Eucalyptus Plantation, Series A, as per the official map or plat thereof filed in the office of the County Recorder of the County of Glenn, State of California, on March 15, 1909, in [Book 1 of Maps and Surveys, at Page 196.](#)

APN: 020-261-014

4. Assurances:

According to the Public Records as of the Date of Guarantee,

- a. Title to the estate or interest in the Land is vested in:

Carol Ann Enos, as Trustee of the Enos Bypass dated September 18, 2000 and Carol Ann Enos and Todd W. Enos, as Co-Trustees of the Carol Ann Enos Trust dated September 18, 2000

- b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

**Schedule B**

Order No.	2202073312-PL
Ref. No.	Bluegum
Guarantee No.	A04565-CTG-101272
Liability	\$ 900.00
Date of Guarantee	April 7th, 2023 at 8:00:00 AM
Fee	\$ 800.00

1. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2022 - 2023, as follows:

Assessor's Parcel No	:	020-261-014	
1st Installment	:	\$478.36	Marked Paid
2nd Installment	:	\$478.36	Marked Paid
Land Value	:	\$75,939.00	
Imp. Value	:	\$5,457.00	

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map.

For	:	Roadways
Affects	:	An eastern portion of the land

5. Any insufficiency or uncertainty to the location of the Land due to the use of acreage in the description thereof.

## EXCLUSIONS FROM COVERAGE (Revised 06-05-14)

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records
  - (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or
  - (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or,
  - (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims;
  - (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
  - (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

## GUARANTEE CONDITIONS

### 1. DEFINITION OF TERMS

The following terms when used in the Guarantee mean:

- (a) "the Assured": the party or parties named as the Assured in this Schedule A, or on a supplemental writing executed by the Company.
- (b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "Public Records": those records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- (f) "Amount of Liability": the Amount as stated in Schedule A.

### 2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

An Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

### 3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

### 4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4(b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

## GUARANTEE CONDITIONS (Continuation)

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

### 5. PROOF OF LOSS OR DAMAGE

(a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

(b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

### 6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company

up to the time of payment or tender of payment and that the Company is obligated to pay.

(b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

(c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

### 7. LIMITATION OF LIABILITY

(a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.

(b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien or, encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.

(d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

### 8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

### 9. PAYMENT OF LOSS

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

## GUARANTEE CONDITIONS (Continuation)

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

### 10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

### 11. ARBITRATION

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

### 12. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

### 13. SEVERABILITY

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

### 14. CHOICE OF LAW; FORUM

(a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

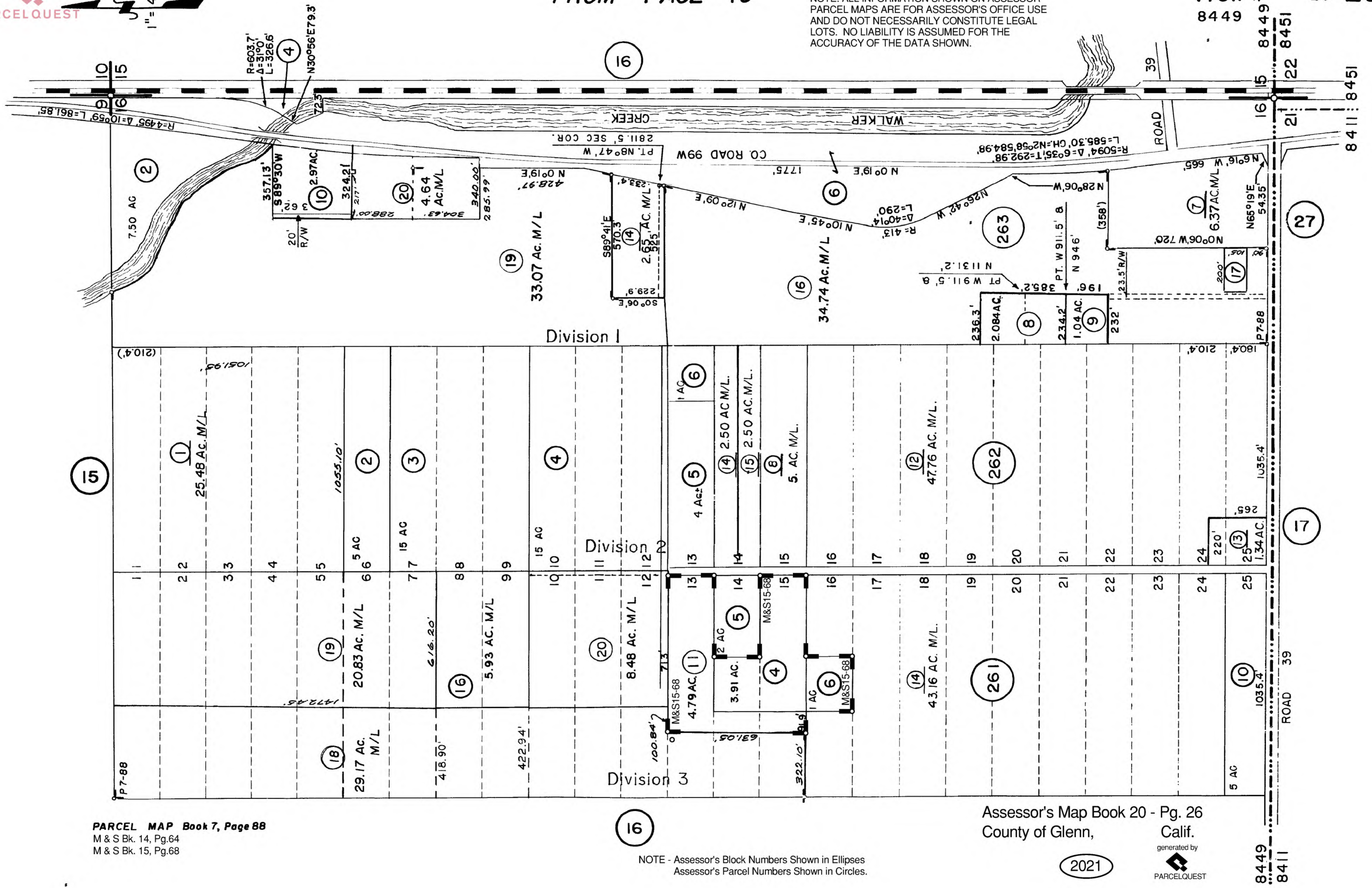
(b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

### 15. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at the office which issued this Guarantee or to its Home Office at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499, (612) 371-1111.



NOTE: ALL INFORMATION SHOWN ON ASSESSOR  
 PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE  
 AND DO NOT NECESSARILY CONSTITUTE LEGAL  
 LOTS. NO LIABILITY IS ASSUMED FOR THE  
 ACCURACY OF THE DATA SHOWN.





# **BLUEGUM**

**700 & AWS LTE Coverage plots**

**Prepared by Verizon Wireless**



## Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

**Coverage** is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

**Capacity** is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

## RF Justification: BLUEGUM

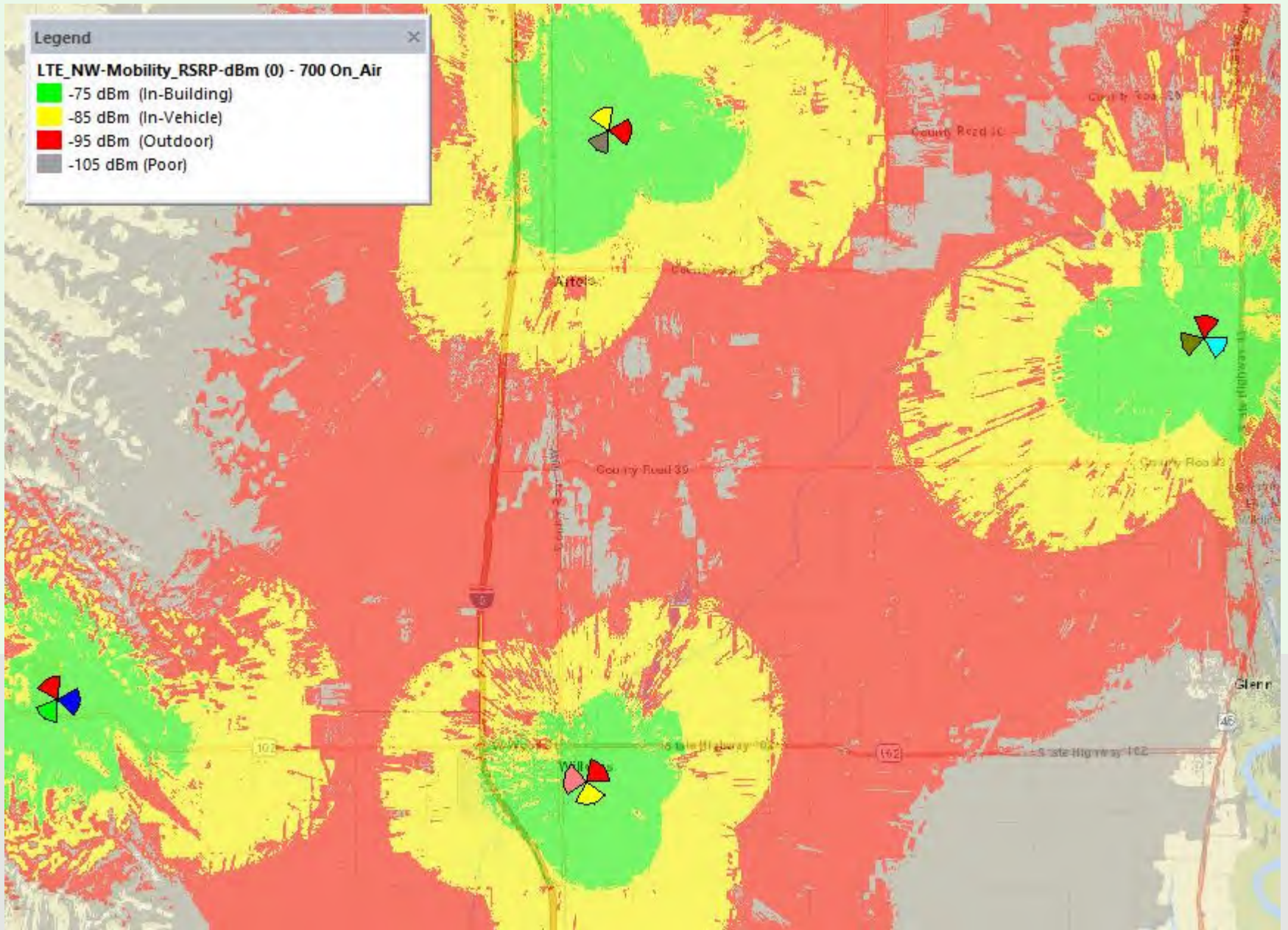
Proposed site (Bluegum) will provide reliable 700/AWS LTE coverage & capacity in Bluegum, Willows and Artois areas, and it will also improve the coverage along the Highway 5.

Proposed site will also help to offload Thunderhill Raceway alpha sector, Willows and Bayliss gamma sectors.

Artois & Bayliss are the sites serving the communities,

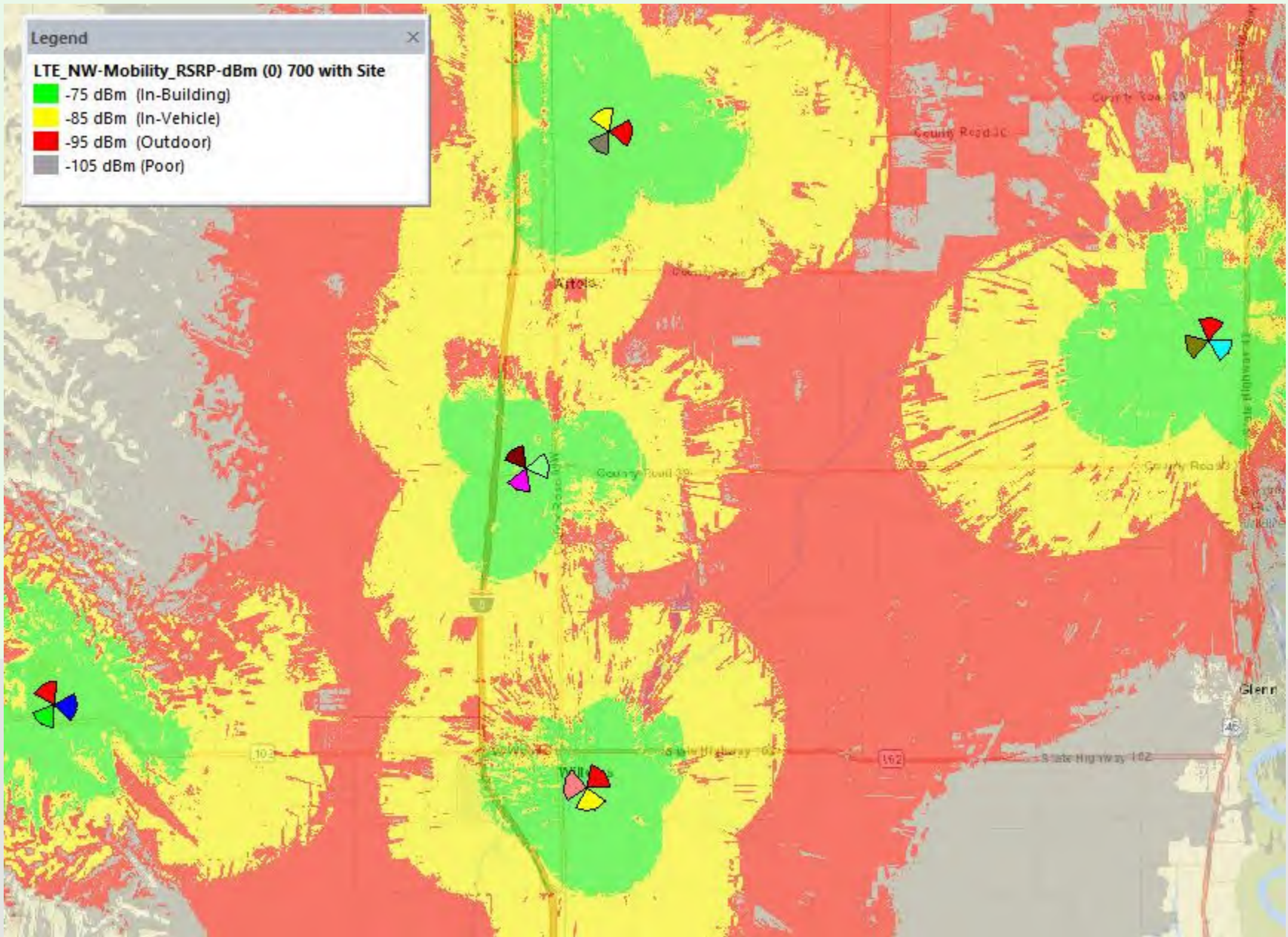
- Blue gum & HWY 5
- Artois

# Coverage area of existing sites – 700 LTE

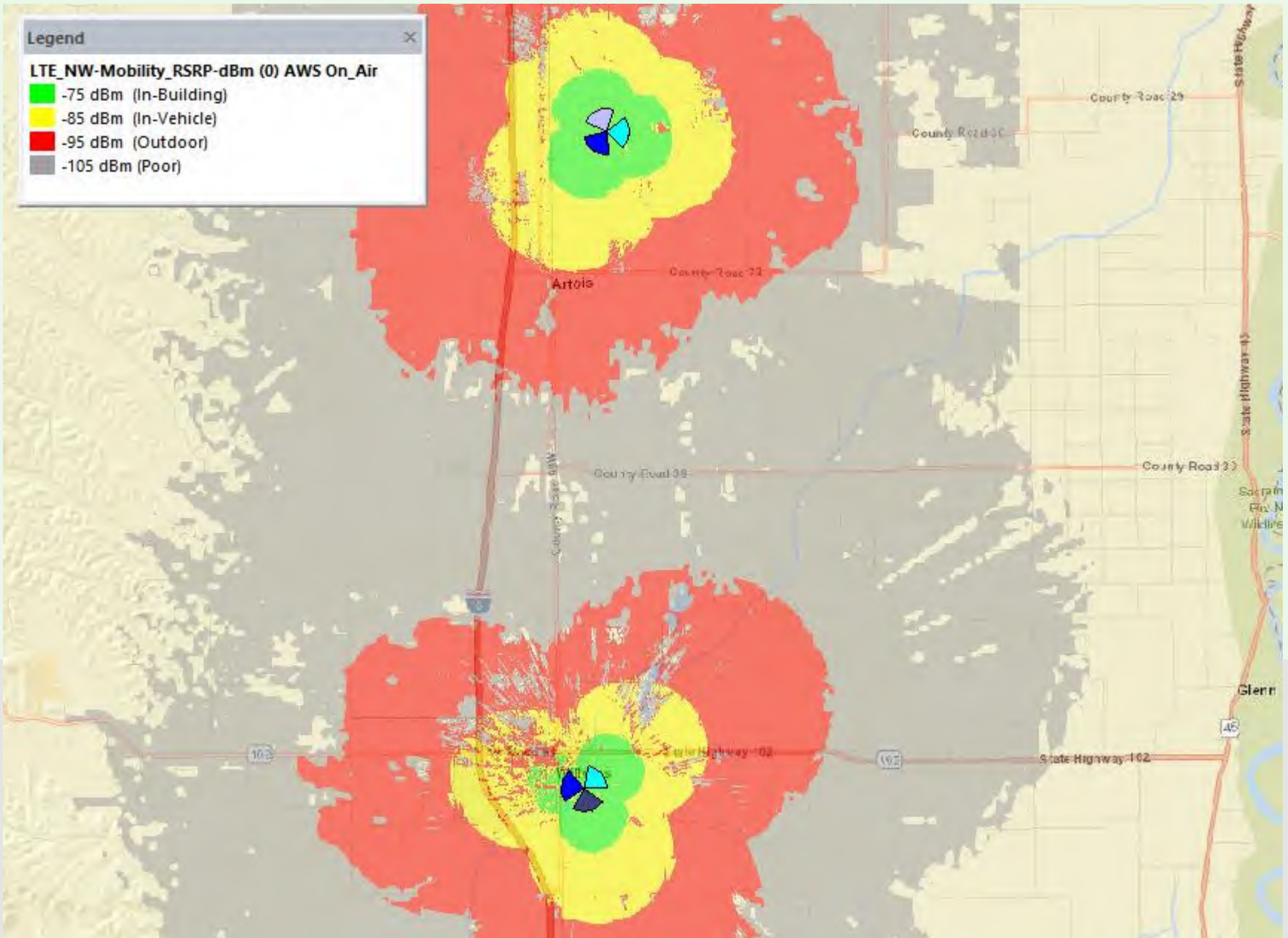




# Coverage area with New site (Blue gum) – 700 LTE

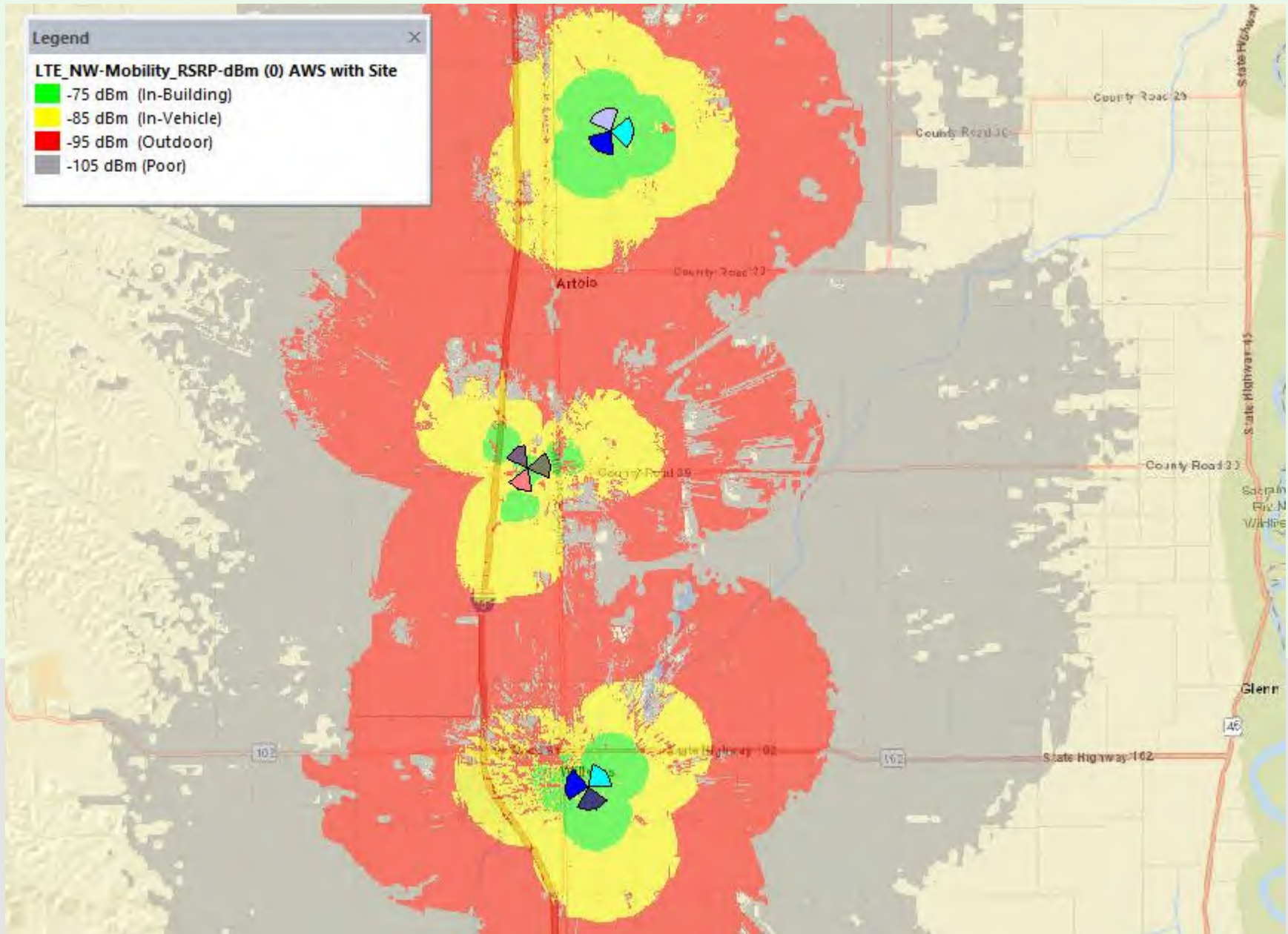


# Coverage area of existing sites – 2100 LTE





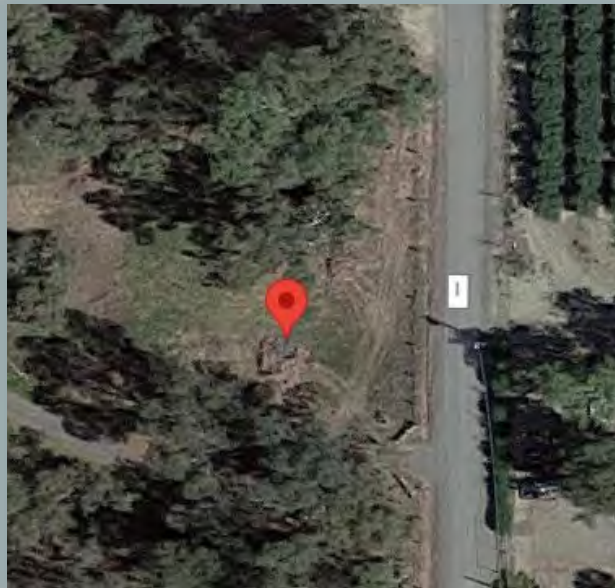
# Coverage area with new site (Blue gum) – 2100 LTE



# Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 781416  
Bluegum  
County Road I & County Road 39  
Willows, California 95988  
Glenn County  
39° 34' 59.35" N, -122° 12' 6.15" W NAD83

EBI Project No. 6223002764  
July 18, 2023



Prepared for:  
Verizon Wireless  
c/o Complete Wireless Consulting, Inc.  
2009 V Street  
Sacramento, CA 95818

Prepared by:  
 **EBI Consulting**  
environmental | engineering | due diligence

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## APPENDICES

- APPENDIX A CERTIFICATIONS**
- APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS**
- APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS**



## EXECUTIVE SUMMARY

### Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless (“Verizon”) to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 781416 located at County Road I & County Road 39 in Willows, California to determine RF-EME exposure levels from proposed Verizon communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

### Statement of Compliance

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

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible utility line level and ground-level walking/working surface related to the proposed antennas that exceed the FCC’s occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the rooftop or ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately **7.40** percent of the FCC’s general public limit (**1.48** percent of the FCC’s occupational limit).

The composite exposure level from all carriers on this site is approximately **7.40** percent of the FCC’s general public limit (**1.48** percent of the FCC’s occupational limit) at the nearest walking/working surface to each antenna.

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon’s standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

## 1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

## 2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a monopole located at County Road I & County Road 39 in Willows, California.

Ant #	Sector	Operator	Antenna Make	Antenna Model	Technology and Frequency (MHz)	Azimuth (Degrees)	Mechanical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Transmitter Count	Antenna Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
1	Alpha	Verizon	COMMSCOPE	SON_NHH-65C-R2B 700	LTE 700	80	0	65	8.0	120	2	13.58	2736.41	4487.71
1	Alpha	Verizon	COMMSCOPE	SON_NHH-65C-R2B 850	LTE/5G 850	80	0	62	8.0	120	2	13.73	2832.57	4645.42
1	Alpha	Verizon	COMMSCOPE	SON_NHH-65C-R2B 1900	LTE 1900	80	0	66	8.0	120	2	15.83	4593.90	7533.99
1	Alpha	Verizon	COMMSCOPE	SON_NHH-65C-R2B 2100	LTE 2100	80	0	62	8.0	120	2	16.38	5214.12	8551.16
2	Alpha	Verizon	COMMSCOPE	SON_NHH-65C-R2B 700	LTE 700	80	0	65	8.0	120	2	13.58	2736.41	4487.71
2	Alpha	Verizon	COMMSCOPE	SON_NHH-65C-R2B 850	LTE/5G 850	80	0	62	8.0	120	2	13.73	2832.57	4645.42
2	Alpha	Verizon	COMMSCOPE	SON_NHH-65C-R2B 1900	LTE 1900	80	0	66	8.0	120	2	15.83	4593.90	7533.99
2	Alpha	Verizon	COMMSCOPE	SON_NHH-65C-R2B 2100	LTE 2100	80	0	62	8.0	120	2	16.38	5214.12	8551.16
3	Alpha	Verizon	ERICSSON	SON_AIR6419 TB 03.21.2023 3700 VZW	LSUB6 3700	80	0	11	2.4	320	1	23.45	70819.03	116143.21
4	Beta	Verizon	COMMSCOPE	SON_NHH-65C-R2B 700	LTE 700	200	0	65	8.0	120	2	13.58	2736.41	4487.71
4	Beta	Verizon	COMMSCOPE	SON_NHH-65C-R2B 850	LTE/5G 850	200	0	62	8.0	120	2	13.73	2832.57	4645.42
4	Beta	Verizon	COMMSCOPE	SON_NHH-65C-R2B 1900	LTE 1900	200	0	66	8.0	120	2	15.83	4593.90	7533.99
4	Beta	Verizon	COMMSCOPE	SON_NHH-65C-R2B 2100	LTE 2100	200	0	62	8.0	120	2	16.38	5214.12	8551.16
5	Beta	Verizon	COMMSCOPE	SON_NHH-65C-R2B 700	LTE 700	200	0	65	8.0	120	2	13.58	2736.41	4487.71
5	Beta	Verizon	COMMSCOPE	SON_NHH-65C-R2B 850	LTE/5G 850	200	0	62	8.0	120	2	13.73	2832.57	4645.42

Ant #	Sector	Operator	Antenna Make	Antenna Model	Technology and Frequency (MHz)	Azimuth (Degrees)	Mechanical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Transmitter Count	Antenna Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
5	Beta	Verizon	COMMSCOPE	SON_NHH-65C-R2B 1900	LTE 1900	200	0	66	8.0	120	2	15.83	4593.90	7533.99
5	Beta	Verizon	COMMSCOPE	SON_NHH-65C-R2B 2100	LTE 2100	200	0	62	8.0	120	2	16.38	5214.12	8551.16
6	Beta	Verizon	ERICSSON	SON_AIR6419 TB 03.21.2023 3700 VZW	LSUB6 3700	200	0	11	2.4	320	1	23.45	70819.03	116143.21
7	Gamma	Verizon	COMMSCOPE	SON_NHH-65C-R2B 700	LTE 700	320	0	65	8.0	120	2	13.58	2736.41	4487.71
7	Gamma	Verizon	COMMSCOPE	SON_NHH-65C-R2B 850	LTE/5G 850	320	0	62	8.0	120	2	13.73	2832.57	4645.42
7	Gamma	Verizon	COMMSCOPE	SON_NHH-65C-R2B 1900	LTE 1900	320	0	66	8.0	120	2	15.83	4593.90	7533.99
7	Gamma	Verizon	COMMSCOPE	SON_NHH-65C-R2B 2100	LTE 2100	320	0	62	8.0	120	2	16.38	5214.12	8551.16
8	Gamma	Verizon	COMMSCOPE	SON_NHH-65C-R2B 700	LTE 700	320	0	65	8.0	120	2	13.58	2736.41	4487.71
8	Gamma	Verizon	COMMSCOPE	SON_NHH-65C-R2B 850	LTE/5G 850	320	0	62	8.0	120	2	13.73	2832.57	4645.42
8	Gamma	Verizon	COMMSCOPE	SON_NHH-65C-R2B 1900	LTE 1900	320	0	66	8.0	120	2	15.83	4593.90	7533.99
8	Gamma	Verizon	COMMSCOPE	SON_NHH-65C-R2B 2100	LTE 2100	320	0	62	8.0	120	2	16.38	5214.12	8551.16
9	Gamma	Verizon	ERICSSON	SON_AIR6419 TB 03.21.2023 3700 VZW	LSUB6 3700	320	0	11	2.4	320	1	23.45	70819.03	116143.21

• Note there are 3 Verizon antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Utility Line	Z-Height Adjacent Building	Z-Height Ground
1	Verizon	86.2	3.7	120.0	100.0	105.0	120.0
2	Verizon	86.2	1.7	120.0	100.0	105.0	120.0
3	Verizon	87.1	2.1	122.7	102.7	107.7	122.7
4	Verizon	82.1	6.7	120.0	100.0	105.0	120.0
5	Verizon	80.4	5.8	120.0	100.0	105.0	120.0
6	Verizon	76.7	4.2	122.7	102.7	107.7	122.7
7	Verizon	75.4	2.1	120.0	100.0	105.0	120.0
8	Verizon	76.7	3.3	120.0	100.0	105.0	120.0
9	Verizon	80.0	6.2	122.7	102.7	107.7	122.7

• Note the Z-Height represents the distance from the antenna centerline.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the monopole with antenna locations.

### 3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Verizon and information gathered from other sources. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible utility line level and ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 7.40 percent of the FCC's general public limit (1.48 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 7.40 percent of the FCC's general public limit (1.48 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

#### **4.0 MITIGATION/SITE CONTROL OPTIONS**

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the rooftop/ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the monopole should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All workers and individuals, including arborists and landscapers, accessing the monopole along with nearby elevated structures or trees within areas exceeding the general public MPE must be made aware of the presence and locations of antennas and their associated fields, where applicable.

#### **5.0 SUMMARY AND CONCLUSIONS**

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 781416 located at County Road I & County Road 39 in Willows, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible utility line level and ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

#### **6.0 LIMITATIONS**

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared

in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.


# **Appendix A**

## **Certifications**

## Preparer Certification

I, Nathaniel Boucher, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Nathaniel Boucher



Reviewed and Approved by:



sealed 18jul2023

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Michael McGuire  
Electrical Engineer  
[mike@h2dc.com](mailto:mike@h2dc.com)

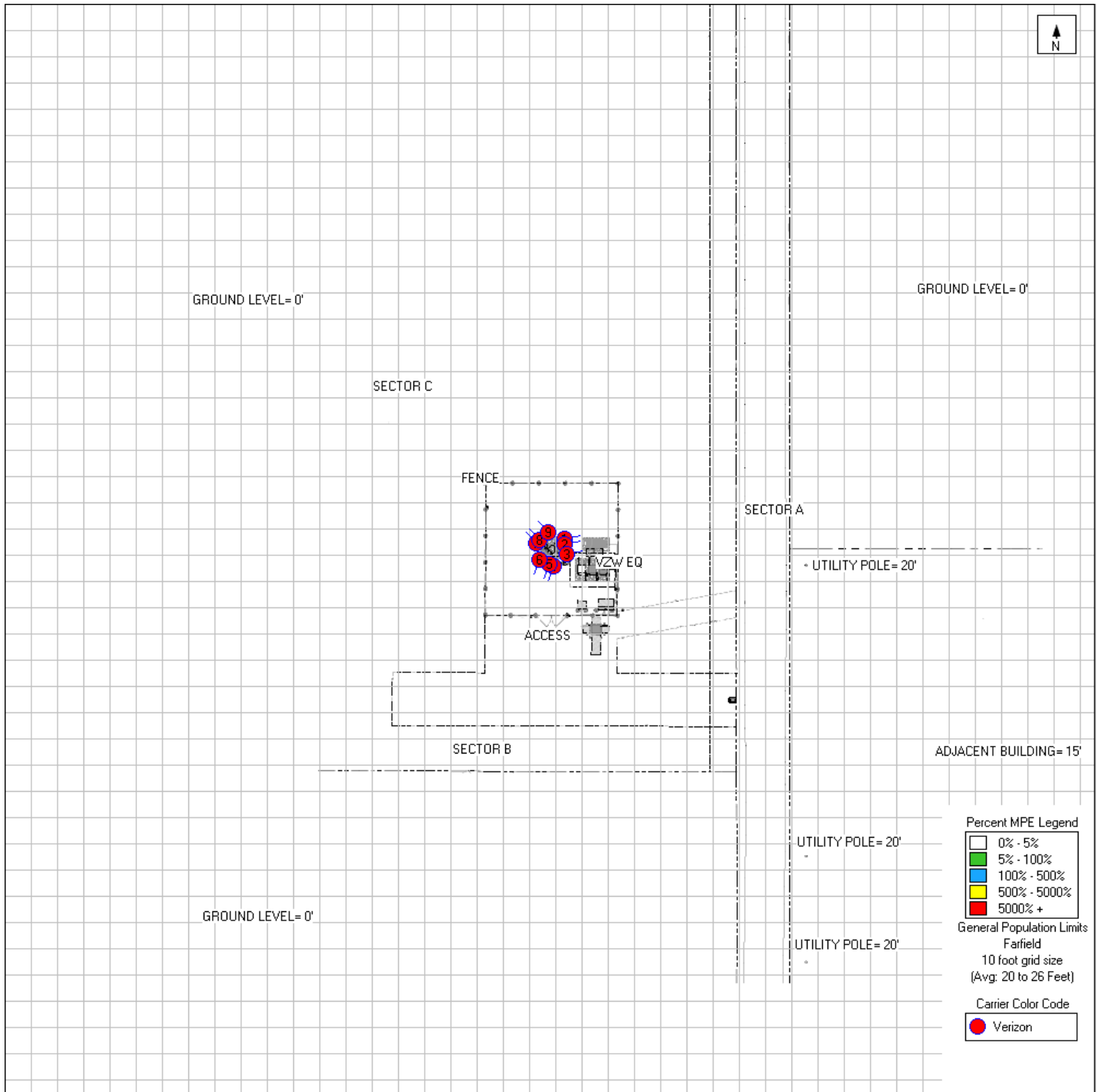
coordinates prevail for site address 39° 34' 59.35" N, -122° 12' 6.15" W

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

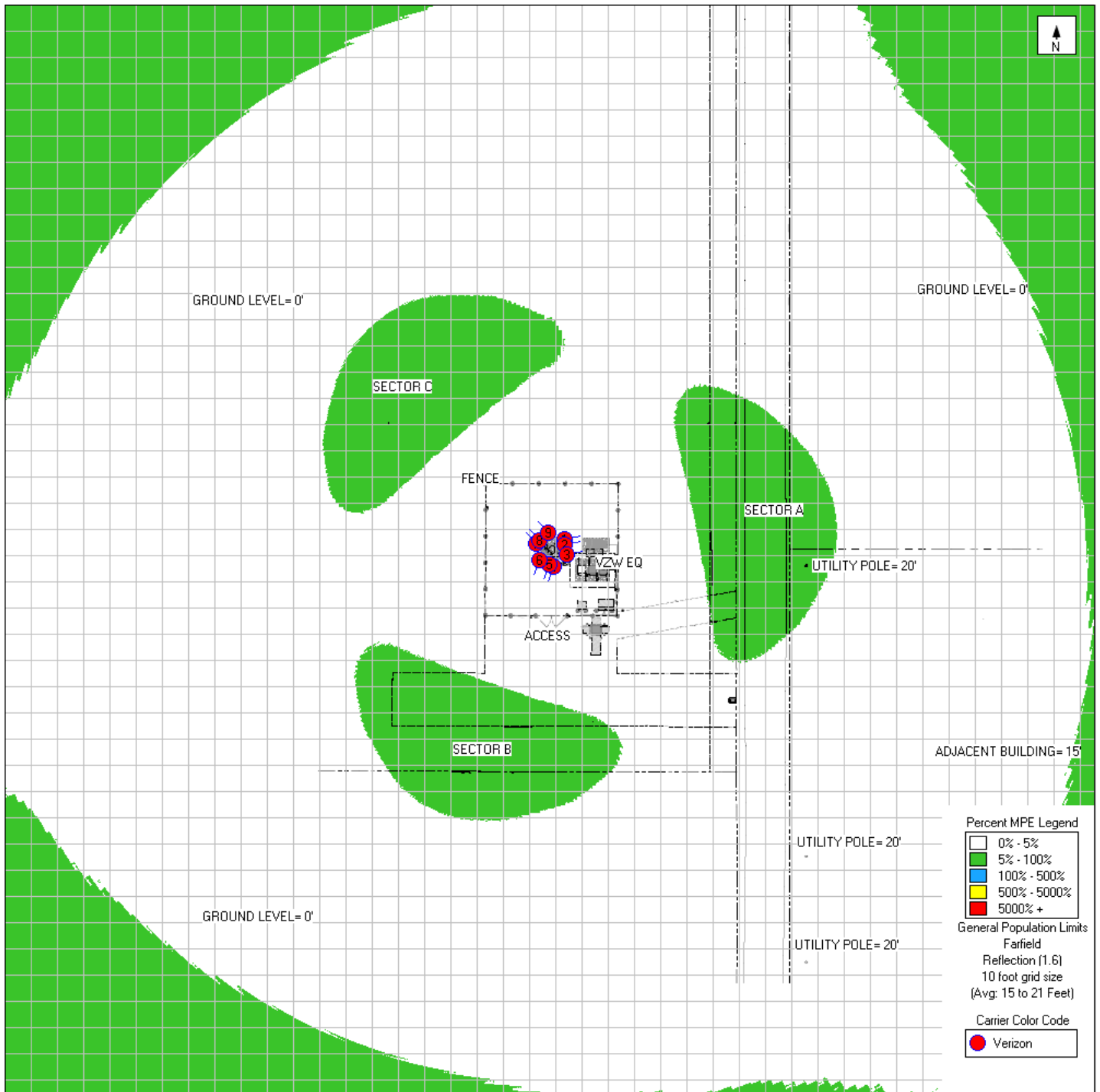
# **Appendix B**

## **Radio Frequency Electromagnetic Energy Safety Information and Signage Plans**

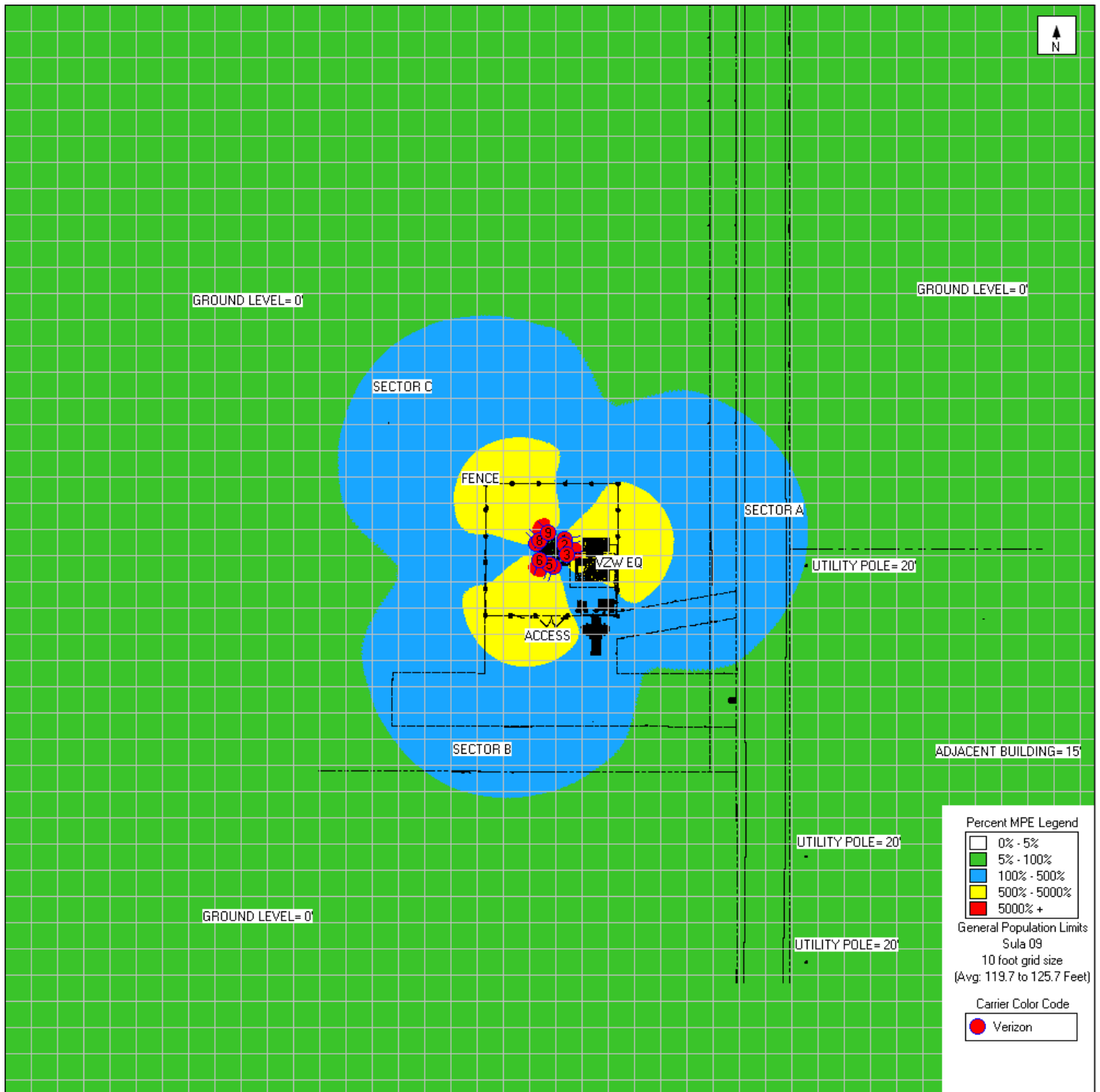
### Utility Pole Level



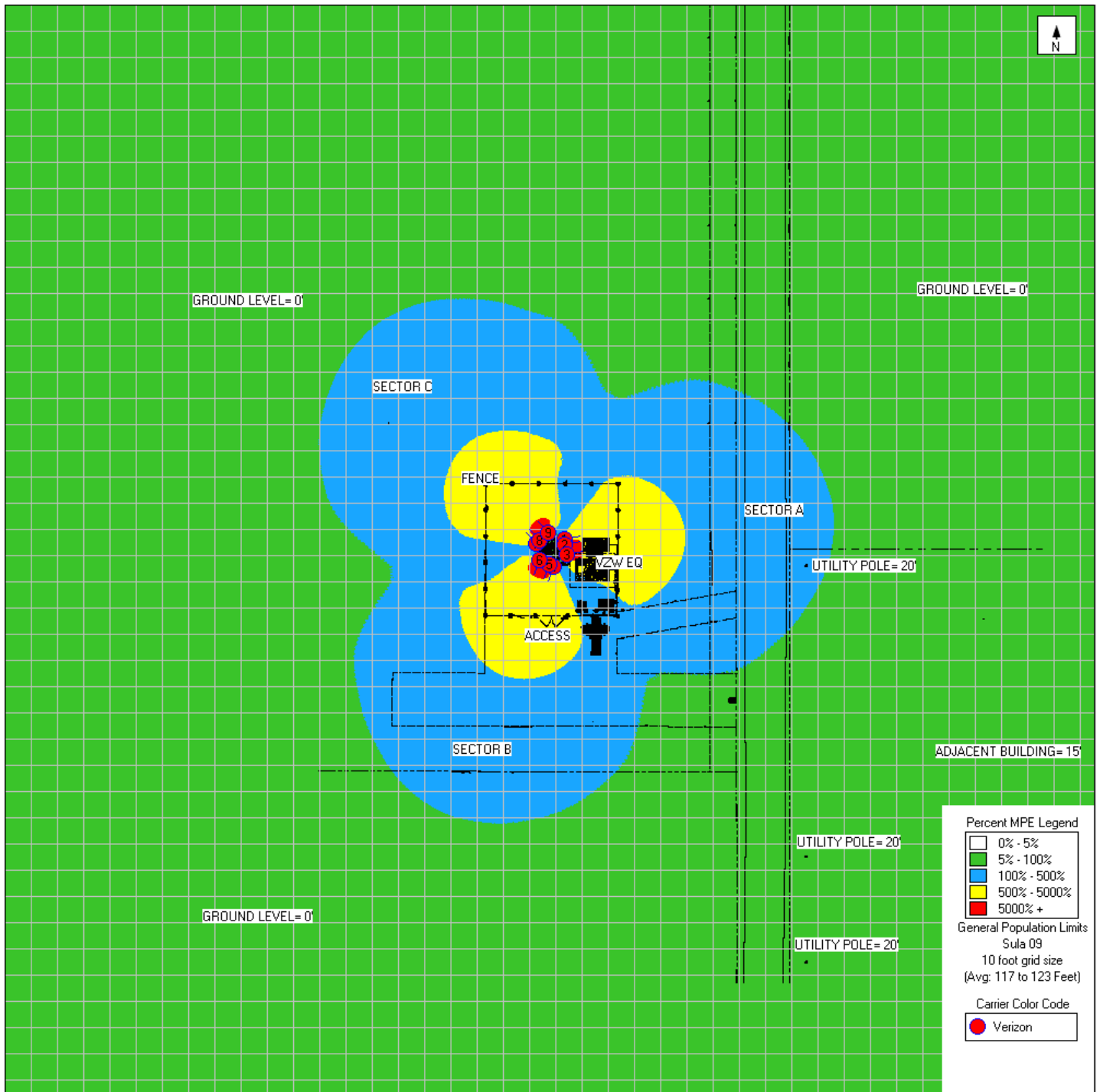
### Adjacent Building Level

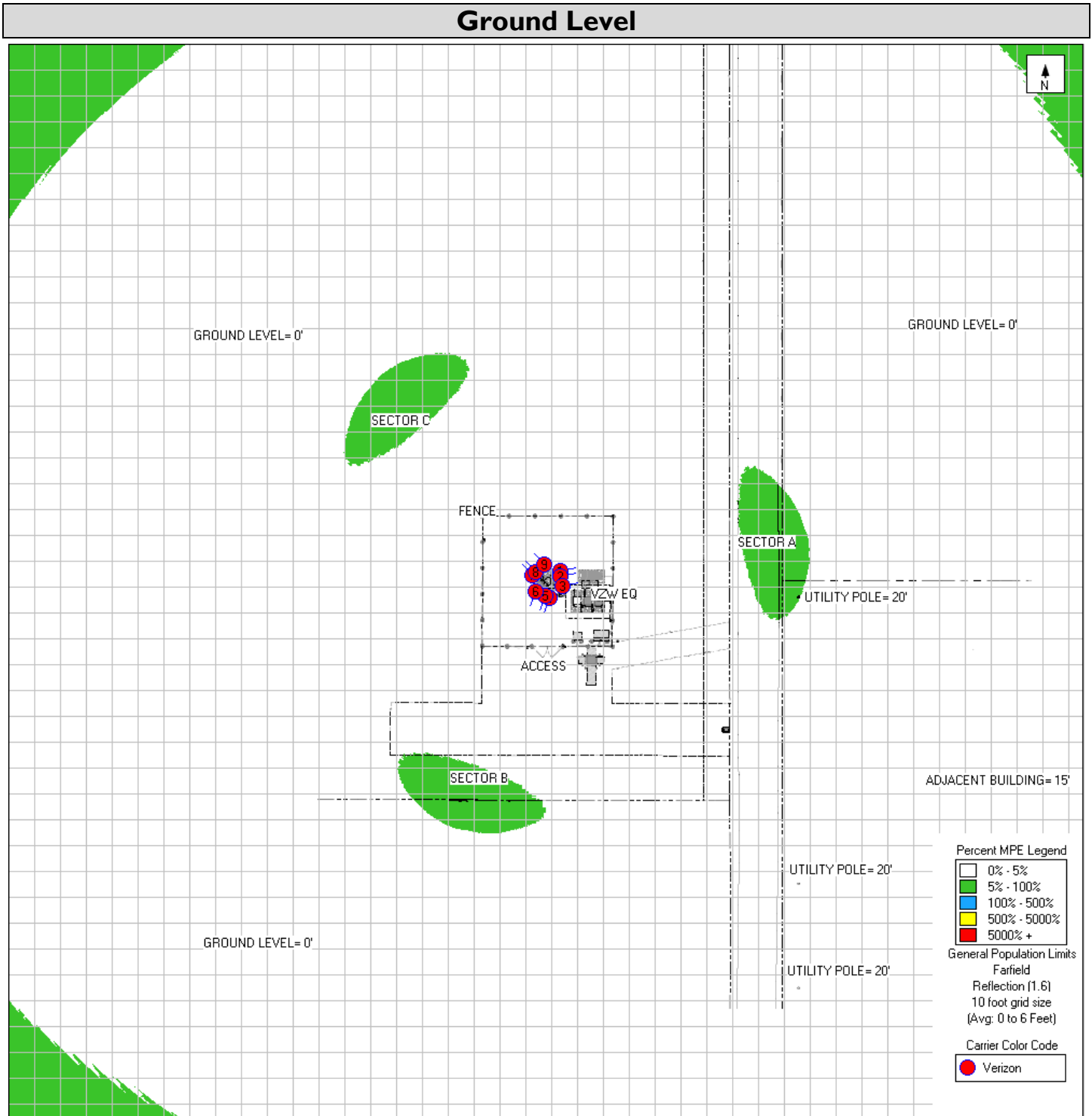


### Upper Antenna Face Level

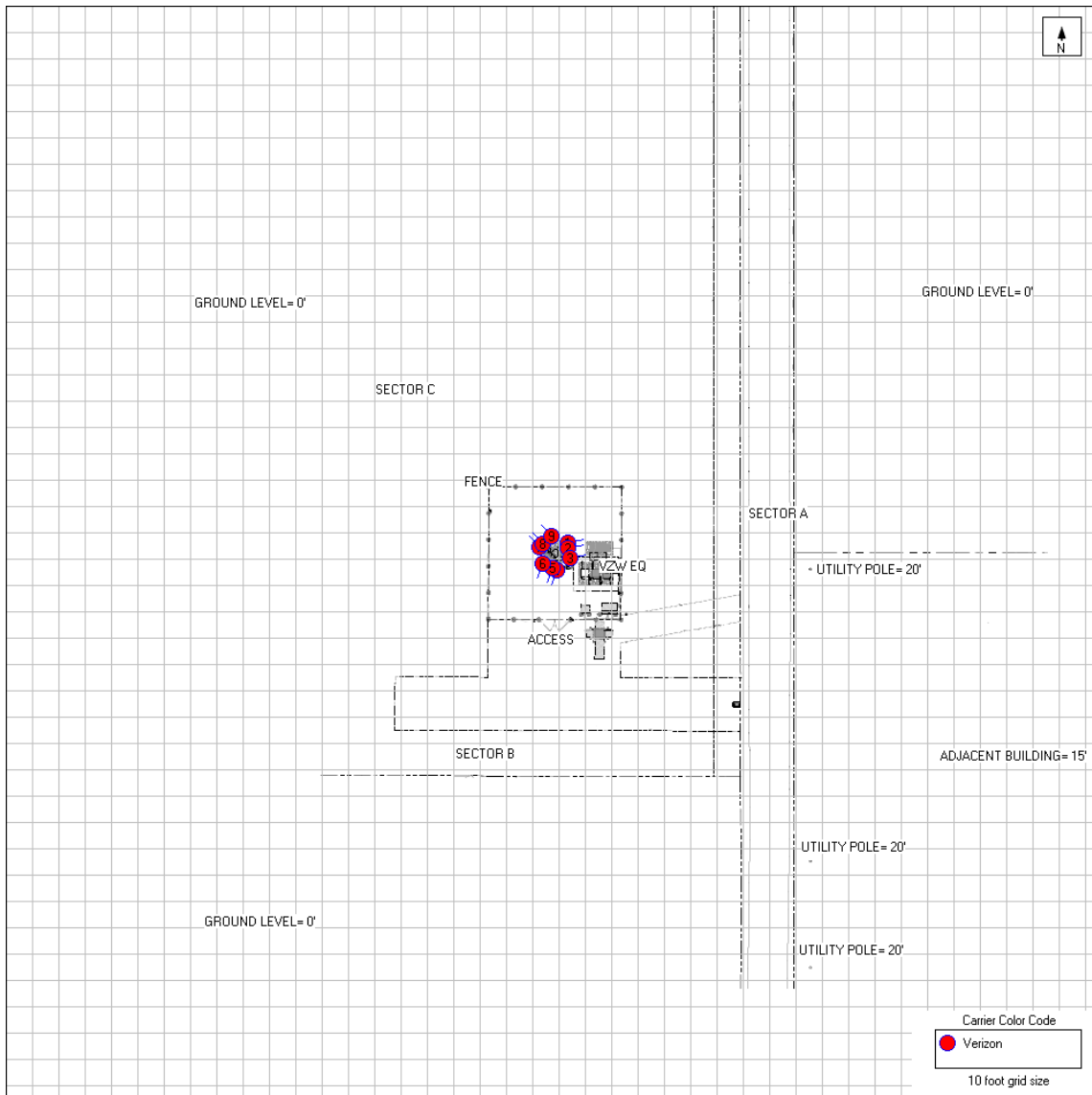


### Lower Antenna Face Level





## Verizon Signage Plan




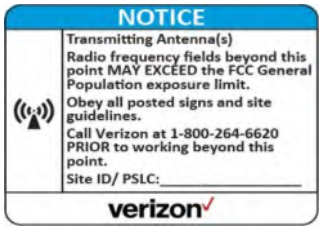


Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
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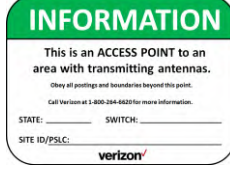


## RF Signage and Safety Information

### RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. <ul style="list-style-type: none"> <li>• Sign Color Blue</li> <li>• Sign Signal Word "Notice"</li> </ul>	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. <ul style="list-style-type: none"> <li>• Sign Color Yellow</li> <li>• Sign Signal Word "Caution"</li> </ul>	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. <ul style="list-style-type: none"> <li>• Sign Color Orange for Warning</li> <li>• Sign Signal Word "Warning"</li> </ul>
			

Category One - Information
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. <ul style="list-style-type: none"> <li>• Sign Color Green</li> <li>• Sign Signal Word "Information"</li> </ul>


### Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

### Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

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

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

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

# **Appendix C**

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

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

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

**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 public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

**General public/uncontrolled exposure limits** apply to situations in which the general public 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 public 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.

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

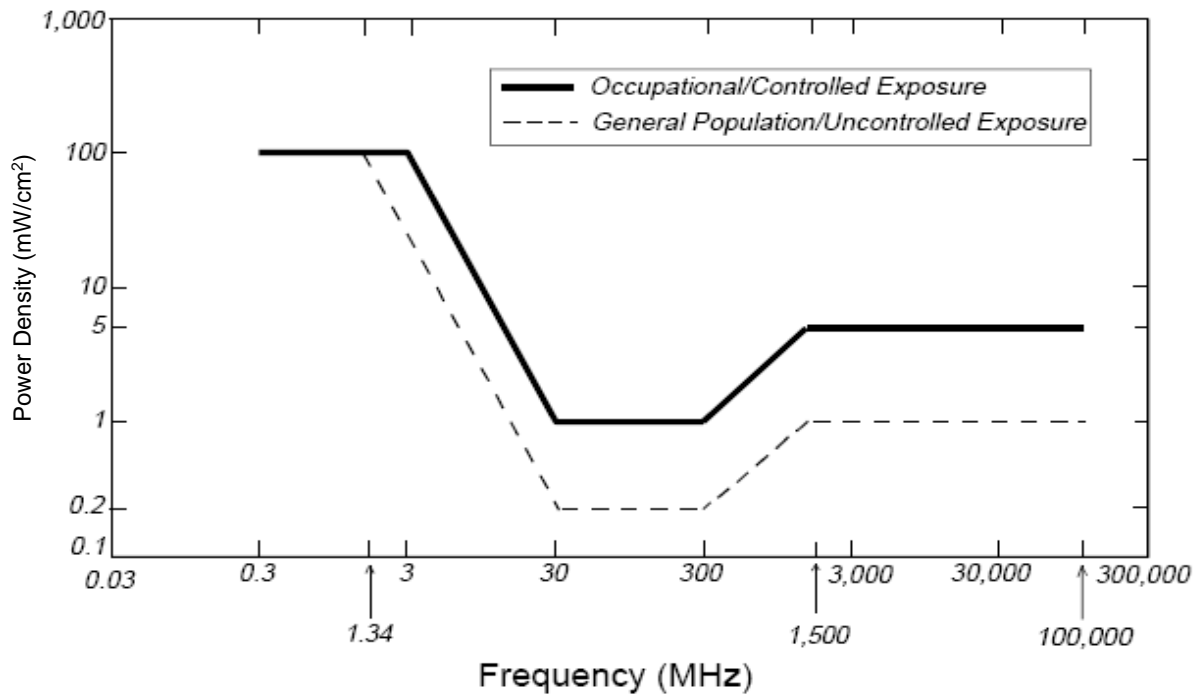
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm<sup>2</sup>). Known as the power density, the FCC has established for equipment operating at frequencies range from 300 Mhz to 1,500 Mhz the Occupational/Controlled limit of  $(f/300)$  mW/cm<sup>2</sup> where f is the Frequency in (MHz) and the General Population / Uncontrolled limit of  $(f/1500)$  mW/cm<sup>2</sup> where f is the Frequency in (MHz). For equipment operating at frequency ranges from 1900 MHz to 100,000 MHz, the FCC's occupational MPE is 5.0 mW/cm<sup>2</sup> and an uncontrolled MPE limit of 1.0 mW/cm<sup>2</sup>. These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

\* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)  
 Plane-wave Equivalent Power Density



MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

### **FCC Compliance Requirement**

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

# Environmental Noise Assessment

## Bluegum Verizon Cellular Facility

Glenn County, California

BAC Job # 2023-078

Prepared For:

Complete Wireless Consulting

Attn: Steve Proo  
2009 V Street  
Sacramento, CA 95818

Prepared By:

**Bollard Acoustical Consultants, Inc.**



Dario Gotchet, Principal Consultant

June 26, 2023



## Introduction

The Bluegum Verizon Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within a lease area located near the intersection of County Road I and County Road 39 in Willows (Glenn County), California (APN: 020-261-014). The outdoor equipment cabinets and an emergency standby diesel generator have been identified as the primary noise sources associated with the project. The project site location with aerial imagery is shown in Figure 1. The studied site drawings are dated June 15, 2023.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following assessment addresses daily noise production and exposure associated with operation of the project emergency generator and outdoor equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

## Criteria for Acceptable Noise Exposure

### Glenn County General Plan

The Glenn County General Plan Noise Element of the establishes performance standards for non-transportation (stationary) noise sources affecting residential uses. The non-transportation noise level limits contained in the General Plan have been reproduced and are provided below in Table 1.

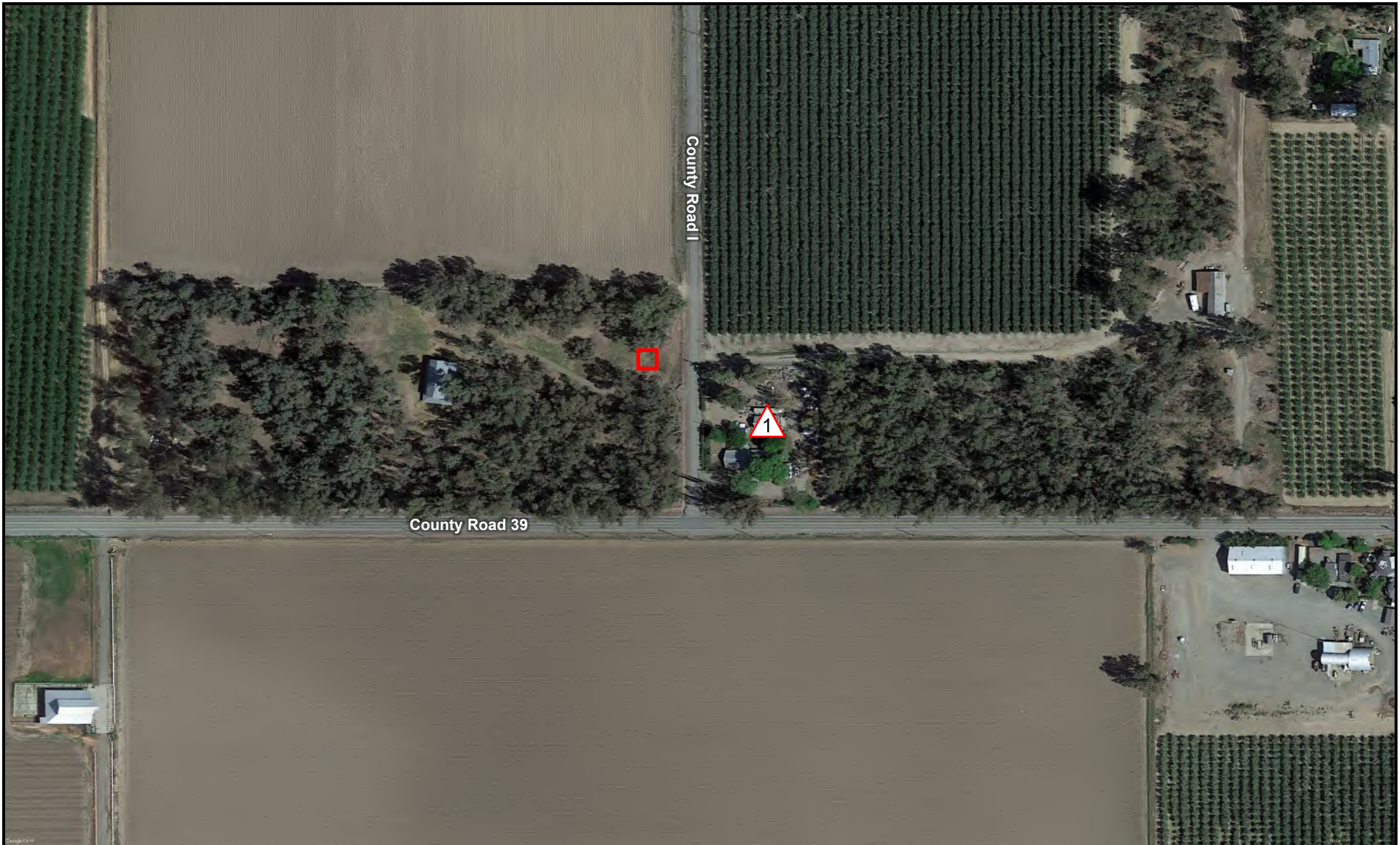
**Table 1**  
**Noise Level Performance Standards for Residential Uses**  
**Affected by Non-Transportation Noise Sources**

Noise Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly $L_{eq}$ , dB	50	45
Maximum level ( $L_{max}$ ), dB	70	65
Note: Each of the noise level standards specified above shall be reduced by five (5) dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).		

Source: *Glenn County General Plan*

It should be noted that the Glenn County Code also establishes noise level performance standards for non-transportation noise sources affecting residential uses. However, satisfaction of the more restrictive General Plan noise level limits would ensure compliance with the less restrictive County Code criteria.





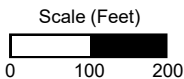


County Road 39

County Road 1

**Legend**

-  Proposed Verizon Cellular Equipment Lease Area (Approximate)
-  Residential Receiver



**Bluegum Verizon Cellular Facility**  
Glenn County, California

Proposed Cellular Facility Lease Area  
& Nearest Off-Site Residential Use

Figure 1





## Project Noise Generation

As discussed previously, there are two project noise sources which are considered in this evaluation: the equipment cabinet cooling systems and the emergency diesel generator. The evaluation of potential noise impacts associated with the operation of each noise source is evaluated separately as follows:

### Equipment Cabinet Noise Source and Reference Noise Levels

According to the provided site drawings, the project proposes the installation of two (2) equipment cabinets within the equipment lease area shown in Figure 1. The cabinet models assumed for the project are as follows: one (1) Charles Industries 48V Power Plant and one (1) miscellaneous cabinet cooled by a McLean Model T-20 air conditioner. The cabinets and their respective reference noise levels are provided in Table 2. The manufacturer's noise level data specification sheets for the proposed equipment cabinets are provided as Appendix C.

**Table 2**  
**Reference Noise Level Data of Proposed Equipment Cabinets**

Equipment	Number of Cabinets	Reference Noise Level (dB)	Reference Distance (ft)
Charles Industries 48V Power Plant	1	60	5
McLean T-20	1	66	5
<i>Note: Manufacturer specification sheets provided as Appendix C.</i>			

### Generator Noise Source and Reference Noise Level

The project also proposes the installation of an emergency standby diesel generator within the lease area to maintain cellular service during emergency power outages. Based on the project site plans, the generator assumed for the project is a Generac Industrial Power Systems Model SD030. It is further assumed that the proposed generator will be equipped with the Level 2 Acoustic Enclosure resulting in a reference noise level of 68 dB at a distance of 23 feet. The manufacturer's noise level data specification sheet for the proposed generator and acoustical enclosure is provided as Appendix D.

The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. According to the project applicant, testing of the generator would occur twice per month on weekdays only, during daytime hours, for a duration of approximately 15 minutes. The emergency generator would not operate at night, except during power outages. It is expected that nighttime operation of the project emergency generator would be exempt from the county's exterior noise exposure criteria due to the need for continuous cellular service provided by the project equipment.

### Predicted Facility Equipment Noise Levels at Nearest Off-Site Residential Use

The nearest off-site residential use is identified in Figure 1 as receiver 1. Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the closest residential use was calculated and the results of those calculations are presented in Table 3. Satisfaction of the County's noise level criteria at the closest residential use would ensure compliance at residential uses located farther away.

**Table 3**  
**Project Equipment Noise Exposure at Nearest Residential Use**

Receiver <sup>1</sup>	Distance from Equipment Lease Area <sup>2</sup>	Predicted Equipment Noise Levels (dB)	
		Cabinets, L <sub>eq</sub>	Generator, L <sub>max</sub>
1 – Residence	100	41	55
<sup>1</sup> Off-site receiver location is shown in Figure 1. <sup>2</sup> Distance scaled from proposed lease area to a point 100 feet from receiver (residence).			

Source: BAC 2023.

Because the proposed equipment cabinets could potentially be in operation during nighttime hours, the operation of the cabinets would be subject to the Glenn County General Plan *nighttime* noise level standard of 45 dB L<sub>eq</sub> (Table 1). As indicated in Table 3, the predicted equipment cabinet noise level of 41 dB L<sub>eq</sub> at the nearest off-site residential use would satisfy the General Plan 45 dB L<sub>eq</sub> nighttime noise level limit. As a result, no further consideration of equipment cabinet noise mitigation measures would be warranted for the project.

Because the project generator would only operate during daytime hours for brief periods required for testing and maintenance, and because generator noise is assumed to be exempt during emergency operations, noise from the generator would be subject to the Glenn County General Plan *daytime* noise level standard of 70 dB L<sub>max</sub> (Table 1). As shown in Table 3, the predicted generator noise level of 55 dB L<sub>max</sub> at the closest off-site residential use would satisfy the General Plan 70 dB L<sub>max</sub> daytime noise level standard. As a result, no further consideration of emergency generator noise mitigation measures would be warranted for the project.

## Conclusions

Based on the analysis and results presented in this report, project-related equipment noise exposure is expected to satisfy the applicable Glenn County noise level criteria at the nearest existing off-site residential uses. As a result, no further consideration of equipment noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Bluegum Verizon Cellular Facility in Willows (Glenn County), California. Please contact BAC at (530) 537-2328 or [info@bacnoise.com](mailto:info@bacnoise.com) with any questions or requests for additional information.

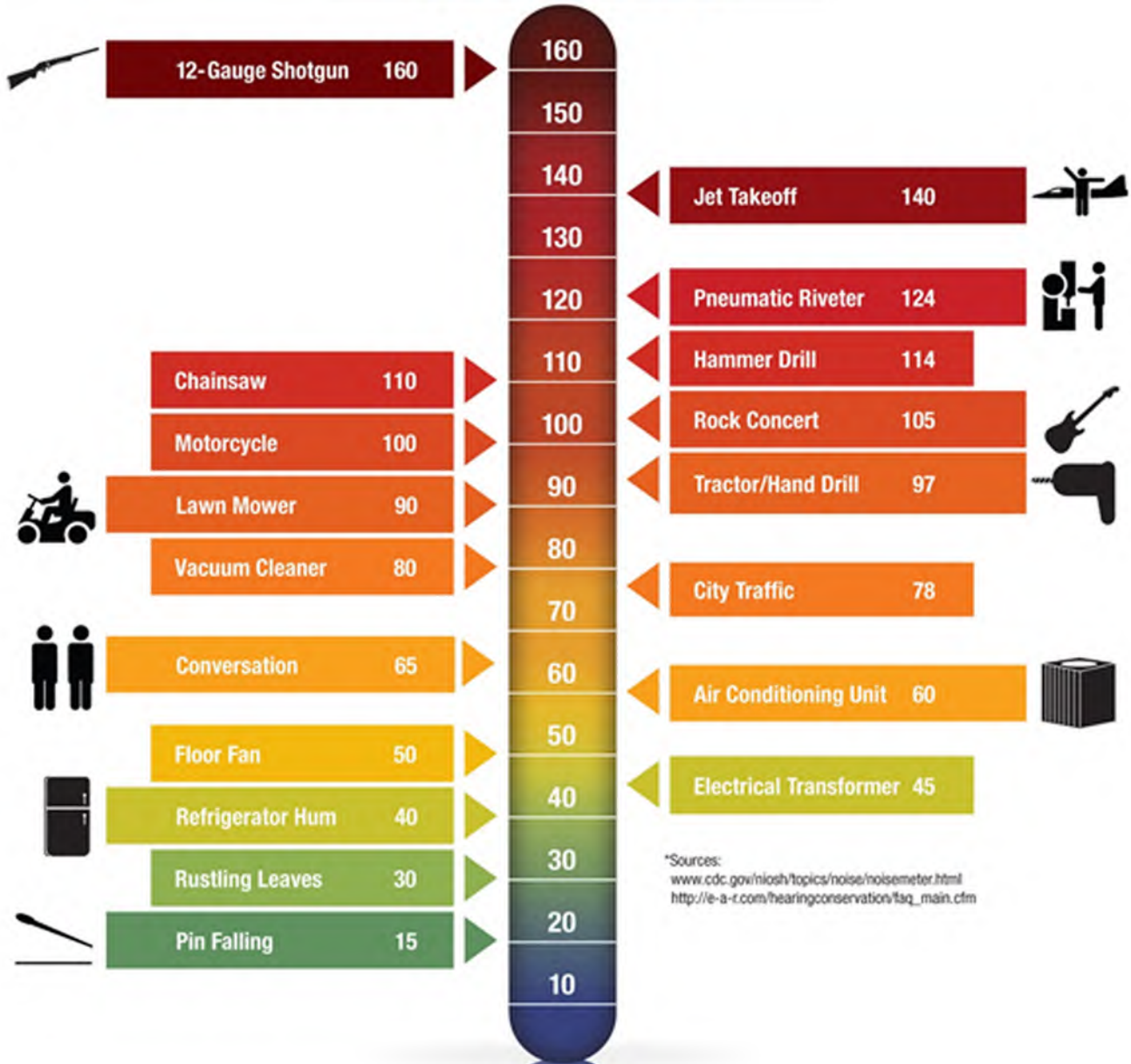
## Appendix A Acoustical Terminology

<b>Acoustics</b>	The science of sound.
<b>Ambient Noise</b>	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
<b>Attenuation</b>	The reduction of an acoustic signal.
<b>A-Weighting</b>	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
<b>Decibel or dB</b>	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
<b>CNEL</b>	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
<b>Frequency</b>	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
<b>IIC</b>	Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.
<b>L<sub>dn</sub></b>	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
<b>Leq</b>	Equivalent or energy-averaged sound level.
<b>L<sub>max</sub></b>	The highest root-mean-square (RMS) sound level measured over a given period of time.
<b>Loudness</b>	A subjective term for the sensation of the magnitude of sound.
<b>Masking</b>	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
<b>Noise</b>	Unwanted sound.
<b>Peak Noise</b>	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
<b>RT<sub>60</sub></b>	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
<b>STC</b>	Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.



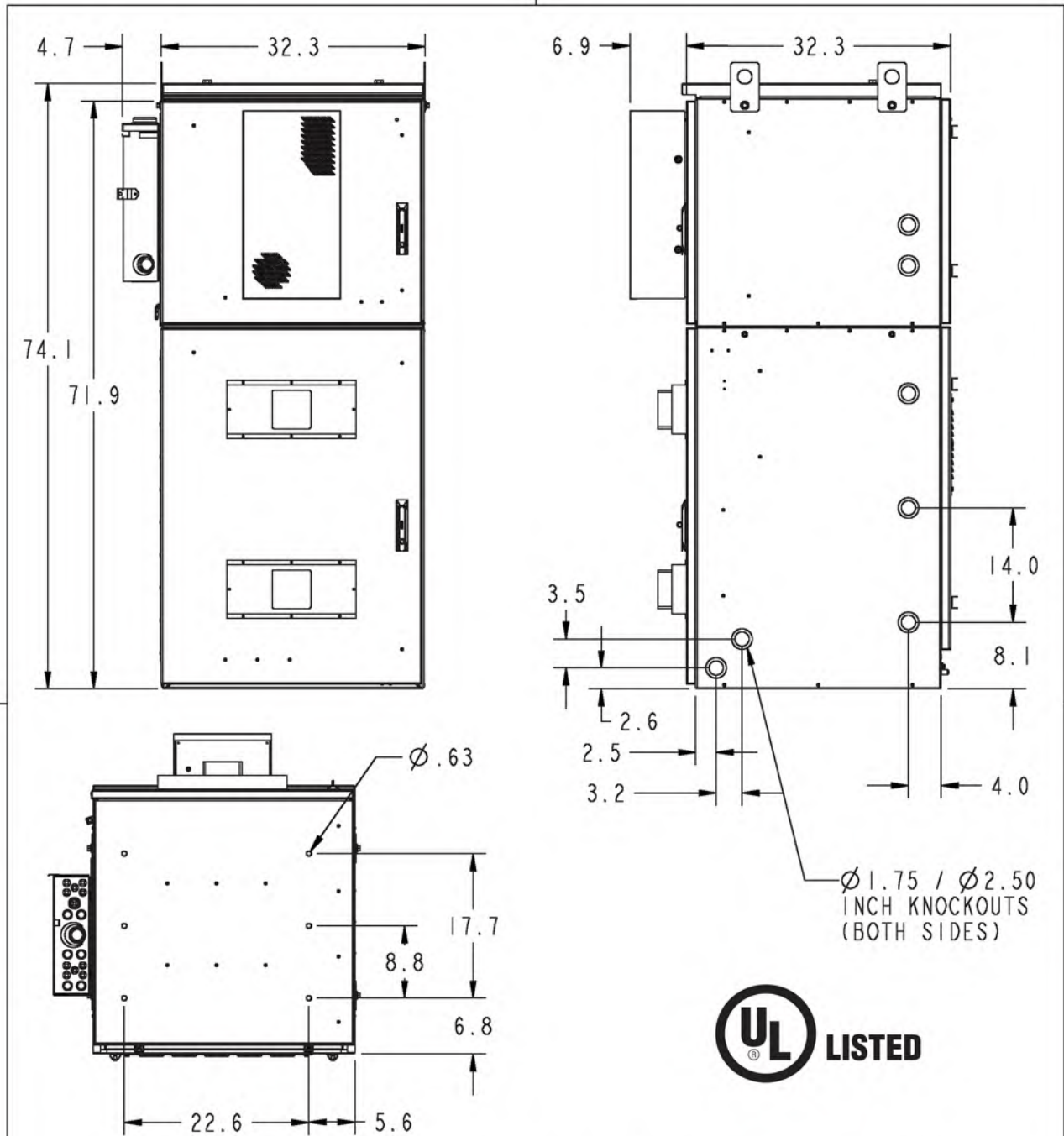
# Appendix B

## Typical A-Weighted Sound Levels of Common Noise Sources Decibel Scale (dBA)\*



\*Sources:  
[www.cdc.gov/niosh/topics/noise/noisemeter.html](http://www.cdc.gov/niosh/topics/noise/noisemeter.html)  
[http://e-a-c.com/hearingconservation/faq\\_main.cfm](http://e-a-c.com/hearingconservation/faq_main.cfm)

# Appendix C-1



**WEIGHT WITH BATTERIES:**  
2296 LBS.

**WEIGHT WITHOUT BATTERIES:**  
760 LBS.

**MAX NOISE LEVEL:**  
55-60dB

NorthStar NSB-170FT batteries  
at 128 lbs each, Qty 12

**CHARLES PART #**  
**CUBE-SS4C215XC1**



Charles Industries Ltd.  
Telecommunications Group  
Charles Center, 5600 Apollo Drive  
Rolling Meadows, IL 60008  
Telephone: 847-808-6300

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**Verizon Wireless**  
**Large Site Support Enclosure**

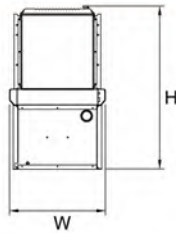




# Appendix D

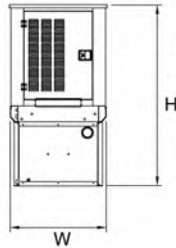
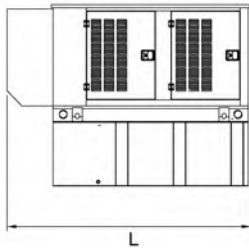
## SD030

## dimensions, weights and sound levels



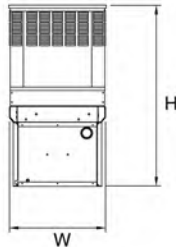
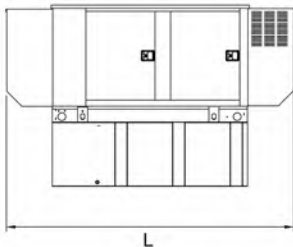
### OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	



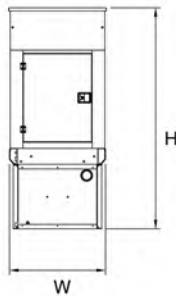
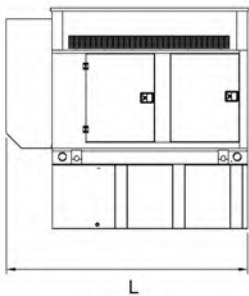
### STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	



### LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	



### LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

\*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

- Tank Options**
- MDEQ OPT
  - Florida DERM/DEP OPT
  - Chicago Fire Code OPT
  - IFC Certification CALL
  - ULC CALL

Other Custom Options Available from your Generac Industrial Power Dealer

**YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER**

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.



16994784 Bluegum  
County Road I & County Road 39, Willows, CA  
Photosims Produced on 7-18-2023





Existing



Proposed



view from Road 39 looking east at site



Existing



Proposed



view from Road 39 looking west at site



Existing



Proposed



Proposed Verizon Installation

view from Road I looking south at site

**verizon**✓

16994784 Bluegum  
County Road I & County Road 39, Willows, CA  
Photosims Produced on 7-18-2023



10/30/2023

County: Glenn - Glenn County Planning & Community Development Services Agency  
Courtney Paget  
225 North Tehama Street, Willows, CA 95988, USA  
cpaget@countyofglenn.net

Construction Site Well Review (CSWR) ID: 1012903

Assessor Parcel Number(s): 0202610140

Property Owner(s): Todd Enos

Project Location Address: County Road I & County Road 39 Willows, California 95988

Project Title: CUP2023-002 Verizon Wireless Telecommunications Facility

Public Resources Code (PRC) § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received and reviewed the above referenced project dated 10/30/2023. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Glenn County, within the boundaries of the following fields:

N/A

Our records indicate there are no known oil or gas wells located within the project boundary as identified in the application.

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.

There are no guarantees a well abandoned in compliance with current Division requirements as prescribed by law will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current Division requirements as prescribed by law have a lower probability of leaking in the future, however there is no guarantees that such abandonments will not leak.

The Division advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and reabandon the well may result in enforcement action, including an order to perform reabandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 give the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local

permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for reabandonment as:

1. The property owner - If the well was plugged and abandoned in conformance with Division requirements at the time of abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
2. The person or entity causing construction over or near the well - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be reabandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
3. The party or parties responsible for disturbing the integrity of the abandonment - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the reabandonment.

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements

near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.

2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the property owner is expected to immediately notify the Division's construction site well review engineer in the Northern district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

Should you have any questions, please contact me at (916) 322-1110 or via email at [Erwin.Sison@conservation.ca.gov](mailto:Erwin.Sison@conservation.ca.gov).

Sincerely,

Erwin Sison  
Senior Oil and Gas Engineer - Northern District

cc: Courtney Paget - Plan Checker  
cc: Streamline Engineering - Project Manager

October 31, 2023

Courtney Paget  
County of Glenn  
225 North Tehama St  
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Courtney Paget,

Thank you for submitting the CUP2023-002 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management



## Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

## Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

**GLENN COUNTY**  
**Planning & Community Development Services Agency**  
**Environmental Health Department**

225 N Tehama St.  
Willows, CA 95988  
Tel: 530.934.6102 Fax: 530.934.6103  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

Date: November 2, 2023

To: Courtney Paget, Assistant Planner  
Glenn County Planning & Community Development Services Agency (PCDSA)  
(Via Email)

From: Kevin Backus, REHS  
Director, Glenn County PCDSA - Environmental Health Department

Re: CUPA 2023-002, Verizon Wireless, APN 020-261-014 (Wireless Telecommunications Facility)

We have reviewed the application information for the project noted above and recommend it be found complete for further processing. We have the following comments/requirements:

1. The parcel has an existing home, water wells, onsite wastewater treatment system and replacement area.
2. The proposed facility is not approved for any wastewater discharge.
3. All garbage, rubbish and refuse created, produced or accumulated at the proposed facility and on the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once each week. All garbage shall be kept in a container with a close-fitting cover, without leakage or escape of odors.

Please contact Environmental Health at 530-934-6102 with any comment/requirement questions.

# California Historical Resources Information System

BUTTE  
GLENN  
LASSEN  
MODOC  
PLUMAS  
SHASTA

SIERRA  
SISKIYOU  
SUTTER  
TEHAMA  
TRINITY

Northeast Information Center  
1074 East Avenue, Suite F  
Chico, California 95926  
Phone (530) 898-6256  
*neinfocntr@csuchico.edu*

November 7, 2023

Courtney Paget  
Glenn County Planning & Community Development Service Agency  
225 North Tehama Street  
Willows, CA 95988

## IC File # NE23-487 Project Review

RE: Sacramento Valley LP d/b/a Verizon Wireless  
T20N, R3W, Section 16 MDBM  
USGS Willows 7.5' (1969) & Willows 15' (1951) quadrangle maps  
45 acres (Glenn County)

Courtney Paget:

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for cultural resources and surveys in Glenn County. Cultural resources in our inventory include archaeological objects, sites, landscapes, districts, and all manner of buildings and structures associated with past human activities. Please note that access to archaeological resource records is restricted to qualified individuals.

### Results:

#### Archaeological Resources:

Resources within or adjacent to the project area:	No resources were located in the project area.
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In addition, no resources have been recorded within the one-mile vicinity.

**Built Environment Resources:** According to our records, no resources of this type have been recorded within or adjacent to the project boundaries. The Built Environment Resources Directory (BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register



of Historic Places, does not list any properties within or adjacent to the proposed project area. The BERD is available online at: [https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338)

**Previous Investigations:** According to our records, the project area has not been previously surveyed for cultural resources.

**Historical Maps and Literature Search:** The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2022); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2022); **Built Environment Resource Directory** (2022).

The USGS Willows 7.5' (1969) & Willows 15' (1951) quadrangle maps depict archaeological sensitive areas within the project's region such as structures and foundations. Additional structures and foundations, as well as roads and orchards are located in the general project vicinity.

The project is located in a region utilized by Konkow populations at the time of Euro-American contact. Indigenous populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for mining and transportation opportunities.

### **Sensitivity Assessment and Recommendations:**

Based upon the above information and local topography, the project area is considered to be low to moderately sensitive for cultural resources. Portions of the project along existing sites, roads, and trails are sensitive for archaeological resources. Other areas of sensitivity are flats near creeks, springs, seeps, or rock outcrops that may be located in the project area.

Therefore, because the project area has not been previously surveyed for archaeological resources, we recommend that a professional consultant be contacted prior to ground disturbance. The project archaeologist can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at [www.chrisinfo.org](http://www.chrisinfo.org).

During any phase of parcel development, if any archaeological resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential archaeological find is intended for accidental discoveries made during construction activities and is not intended as a substitute for the recommended cultural resources survey. It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the California Office of Historic Preservation (OHP): [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Due to processing delays and other factors, not all of the cultural resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for cultural resource management work in the search area. Finally, Native American tribes have cultural resource information not in the CHRIS Inventory, and the NAHC should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

Payment for this project review was received (Check # 22304). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,  
*Ashlyn Weaver*  
Ashlyn Weaver, M.A.  
Coordinator & GIS Specialist  
Northeast Information Center  
(530) 898-6256



November 13, 2023

Courtney Paget  
County of Glenn  
225 North Tehama St  
Willows, CA 95988

Re: CUP2023-002  
Verizon Wireless, Blue Gum

Dear Courtney Paget,

Thank you for providing PG&E the opportunity to review the proposed plans for CUP2023-002 dated 10/30/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management



# COUNTY OF GLENN

## Air Pollution Control District

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**Marcie Skelton, Air Pollution Control Officer/CUPA Director**  
720 N. Colusa Street ♦ P.O. Box 351 ♦ Willows, CA 95988  
(530) 934-6500 ♦ Fax (530) 934-6503  
[www.countyofglenn.net](http://www.countyofglenn.net)

**Date: November 16, 2023**

**Project: Conditional Use Permit 2023-002, Verizon Wireless, Blue Gum**

**Planner: Courtney Paget, Assistant Planner**

**Applicant: Verizon Wireless**

Ms. Paget,

The Glenn County Air Pollution Control District (District) has the following comments regarding the Conditional Use Permit 2023-002, Verizon Wireless, Blue Gum.

The current plan submitted requires the facility to apply for an Authorization to Construct (ATC) and subsequent Permit to Operate (PTO) for the proposed 30kw emergency stand-by generator.

Additionally, if the facility plans to store hazardous materials such as diesel or batteries in reportable quantities, they must submit a business plan in CERS (California Environmental Reporting System).

Please contact us with any questions or comments that you or anyone else may have.

Regards,

Allyson Smith, Environmental Program Manager, Glenn County Air Pollution Control District

Alyssa Cordova, Environmental Program Manager, Glenn County CUPA

To whom it may concern: Glenn County Planning & Community  
Development Services Agency

We DO NOT WANT THIS VERIZON TOWER in our area, we do not want to be exposed to the radiation from these towers. There are children in this area who ride their bicycles on this road and play outside. In one of their recent studies they found a link between EMF radiation and cancer. The microwaves from towers also affect the body with migraines, nausea and other side effects from living next to Verizon Cell Towers. Please do not allow them to put cell tower in our area. It also lowers the property value. My question to you is if this area Zoning is Exclusive Agricultural Zone why are you even considering putting a tower here. I can only imagine what that radiation does to the almond trees and nuts that will be grown and consumed next to the tower. Also there is a olive orchard and a house right across the road, do you want to live next to a cell tower with the chance of getting cancer or other problems that are associated with living that close to a cell tower. If Carol Enos wants a Verizon Tower out here she can put it in her back yard there's plenty of room behind Her House. There are not very many homes here in this area but we take care of each other out here and like living here and don't want to be afraid of getting sick from Verizon Cell Tower.

These are names and addresses of the people who live on Road I Willows CA THAT DO NOT WANT VERIZON CELL TOWER PUT IN THIS AREA.

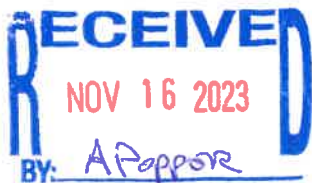
NAME	ADDRESS	PHONE #	DATE
Marcia Flanagan	2574 Co Rd I	966 1850	11/11/23
Ally Flanagan	2574 Co Rd I	519 9592	11/11/23
Harold May	2572 Co. Rd I	518 2449	11/11/23
Karen May	2572 Co rd I	517 0952	11/11/23
Lola Begley	2572 Co rd I	-	11/11/23
Wallace Spielman	2570 Co Rd I	592-7825	11/11/23
Deirdre Spielman	2570 Co. Rd I	592-7790	11/11/23
Jennifer Flowerdew	2577 Co. Rd I	517-1718	11/11/23
Michael Flowerdew	" I	517-1742	11/11/23
Grace Flowerdew	2577 Co. Rd I	517-2914	11/11/23
Nicholas Flowerdew	2577 Co. Rd I	517-0066	11/11/23
Sherril Berglund	2578 Co. Rd I	624 2619	11/10/23
Craig Berglund	2578 Co. Road I	624 2620	11-10-23

These are names and addresses of the people who live on or near County Road I Willows CA.

THAT DO NOT WANT VERIZON CELL TOWER PUT IN THIS AREA

The names of the kids that live here have also signed this, because there Future health may be affected by living next to Verizon Cell Tower.

NAME	ADDRESS	PHONE	DATE
Jake Flowerdew	2577 Co. Rd I		11/11/23
Scott Love	2502 County Rd I		11-11-23 864-9237
KAREN Tungate	6417 County Rd 39		11-11-23 (209) 601-9332
Vicki Noth	6417 Co Rd 39		11-11-23 517-0901
Berly Martin	2579 Co Rd I		11/16/23 514-8583
C.J. Bernstein	2579 Co Rd I		11/16/23
Jeri Bernstein	2579 Co Rd I		11/16/23
Emmett Bernstein	2579 Co Rd I		11/16/23
Andy WEINRICH	6417 Co Rd 39		11/16/23 530 518 9000





# PUBLIC WORKS AGENCY

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988

Airports  
Engineering  
Flood Control  
Roads & Bridges  
Solid Waste  
Surveyor

**Donald Rust, Director**

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November 27, 2023

Glenn County Planning and  
Community Development Services  
225 N. Tehama Street  
Willows, CA 95988

Attn: Courtney Paget, Assistant Planner

Subject: Conditional Use Permit 2023-002 – Verizon Wireless

## Comments

That prior to any work being done in the County Right-of-Way an Encroachment Permit shall be applied for and received from the Glenn County Public Works Agency.

## Conditions

That the driveway entrance shall be paved in accordance with Glenn County Standard S-19 for Private Driveway.

Michael Biggs  
Engineering Technician III  
Glenn County Public Works



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Hi Courtney,

Thank you for including California Department of Transportation in the review process for CUP2023-002, Verizon Wireless, Telecommunications Facility Project. We wanted to reach out and let you know we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review, Equity and System Planning Coordinator, by phone (530) 821-8261 or via email at [D3.local.development@dot.ca.gov](mailto:D3.local.development@dot.ca.gov).

Thank you,

**Satwinder Dhatt**  
**Local Development Review, Equity and Complete Streets**  
**Division of Planning, Local Assistance, and Sustainability**  
**California Department of Transportation, District 3**  
**[703 B Street, Marysville, CA 95901](https://www.dot.ca.gov/district3)**  
**(530) 821-8261**



Date 11/30/2023

Glenn County Planning  
225 North Tehama Street  
Willows, CA 95988

Re: The Towers, LLC application for CUP2023-002, County Road I & County Road 39, Willows, CA 95988, APN 020-261-014 – Site Name: Bluegum.

Dear Mr. Popper,

More than thirty days have passed since we filed the application referenced above on 10/27/2023. During that time, we have not received any request for additional information or notice that the Application is incomplete. Therefore, the Application is deemed complete under the California Permit Streamlining Act.

In addition, under the federal Telecommunications Act, local governments must act on wireless facility permit applications within a “reasonable period of time.” In 2009, the Federal Communications Commission (“FCC”) issued a declaratory ruling, commonly known as the “Shot Clock ruling,” which clarified this obligation. Under the Shot Clock ruling, local governments generally must take final action on a wireless facility permit application within 90 days after it was filed for a collocation application, or 150 days after any other application was filed. In this case, we believe the 150-day deadline applies, which means that the deadline under federal law for final action on the Application will expire on 04/15/2024.

Finally, on October 9, 2015, the State of California adopted Assembly Bill No. 57, which has been codified as California Government Code Section 65964.1. Government Code Section 65964.1 provides that an application for a wireless telecommunications facility is “deemed approved” if the local government has not approved or disapproved it within the applicable time period under the FCC Shot Clock ruling.

Verizon Wireless expects final action on the Application on or before 04/15/2024 and stands ready to cooperate with any reasonable requests to facilitate a timely decision. Thank you for your attention to this matter.

Thank you,

*Steve Proo*

**Steve Proo**  
**Planning Specialist – Land Use Development**  
**Complete Wireless Consulting**

[sproo@completewireless.net](mailto:sproo@completewireless.net)

2009 V Street  
Sacramento, CA 95818  
Cell – 916-838-6713

Complete Wireless Consulting  
2009 V Street  
Sacramento, CA 95818