

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Use Permit 23-0008
Verizon Wireless (Bothwell)

February 7, 2025

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
WITH
References and Documentation

Prepared by
SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING DIVISION
1855 Placer Street, Suite 103
Redding, California 96001

**SHASTA COUNTY
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY & MITIGATED NEGATIVE DECLARATION**

- 1. Project Title:**
Use Permit 23-0008 (Verizon Wireless)
- 2. Lead agency name and address:**
Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759
- 3. Contact Person and Phone Number:**
Elisabeth Towers, Associate Planner, (530) 225-5532
- 4. Project Location:**
The project site is located at 16301 Cashew Way, Bella Vista, CA 96008, which is approximately 0.25 miles northwest of the intersection of Du Bois Road and Cashew Way (Assessor's Parcel Number 026-420-007).
- 5. Applicant Name and Address:**
Verizon Wireless
2785 Mitchell Drive, Building 9
Walnut Creek, CA 96008
- 6. General Plan Designation:**
Rural Residential B (RB) / Natural Resource Protection Habitat - One Dwelling Unit Per Forty Acres (N-H-40)
- 7. Zoning:**
Habitat Protection – Ninety Acre Minimum Lot Area (HP-BA-90)
- 8. Description of Project:**
The project is a use permit application to allow the construction, operation, and maintenance of a commercial wireless telecommunication facility within a 30-foot by 30-foot ground lease area. The lease area would be graded and improved with a gravel bed and be enclosed by 8-foot-tall chain link fence with an 8-foot-wide access gate for security. Improvements proposed within the lease area include a 100-foot-tall monopine tower with 3 tri-sector antenna mounts. One of the three sectors would be constructed with the tower. It would include eight (8) panel antennas, one (1) microwave dish (MW), six (6) remote radio units (RRUs), and associated ancillary and ground equipment. The remaining two sectors and surplus ground lease space would be reserved for future carriers to co-locate at the facility. Improvements outside the fenced area would include a PG&E transformer, overhead fiber optic lines, approximately 7,040-feet of utility trenching within two proposed Verizon Wireless non-exclusive underground utility easements, and resurfacing of an existing 14-foot-wide, approximately 560-foot long, dirt driveway, including an all-weather surface overlay from Cashew Way to the lease area. Grading and excavation of footings will be necessary to construct the tower. Construction equipment will include a concrete mixer, grading equipment, a crane to install the tower, and common equipment used for building construction. The 900-square-foot lease area is within an existing approximately 13,500-square-foot area that has been previously graded and cleared of vegetation.
- 9. Surrounding Land Uses and Setting:**
The project site is an approximately 104.72-acre property located north of State Highway 299E between the communities of Bella Vista and Round Mountain at 16301 Cashew Way, Bella Vista, CA 96008. The site is developed with a single-family residence and several detached accessory structures. The 30-foot by 30-foot project lease area is located within the southeastern portion of the property within an approximately 13,500-square-foot

area that has been previously graded and cleared of vegetation. The lease area is approximately 528-feet southeast of the existing residence. An existing dirt driveway provides access to the lease area and single-family residence.

Surrounding land uses consist primarily of open space, heavily wooded mixed conifer forests, and low-density residential development to the south of the project site along the State Highway 299E corridor. Adjacent lands are designated as Rural Residential B (RB) to the southwest and Natural Resource Protection Habitat - One Dwelling Unit Per Forty Acres (N-H-40) to the northeast of the project site by the Shasta County General Plan and are in the Limited Residential combined with Mobile Home and Building Site Minimum (R-L-T-BSM) zone district, the Unclassified (U) zone district, the Habitat Protection combined with Forty Acre Minimum Lot Area (HP-BA-40) zone district or the Habitat Protection – Ninety Acre Minimum Lot Area (HP-BA-90) zone district. The area directly surrounding the project site has been previously graded, cleared of all vegetation and is relatively flat. Areas not previously disturbed consist of steep slopes and heavy vegetation of mixed-conifer forest. There are no waterways, creeks, intermittent streams or other water features of any kind within the proposed lease area. On-site drainage on the northern portion of the project site flows northeast to a drainage along Du Bois Road and eventually into Little Cow Creek to the south. Drainage on the southern portion of the project area generally flows south-southwest to an unmapped dry ephemeral channel extending southwest towards State Highway 299E. The closest mapped “blue line” feature is a tributary of Little Cow Creek and is located approximately 800-feet east of the lease area. Little Cow Creek is approximately 0.35 miles south of the project area.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Shasta County Building Division
Shasta County Fire Department
Federal Communications Commission

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Paskenta Band of Nomlaki Indians (Tribe) filed and Shasta County received a request for formal notification of proposed projects within Shasta County that are traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1 the Department of Resource Management sent a certified letter to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request formal consultation on the project in writing. Certified mail records indicate that the notification letter was received by the Tribe on Monday, April 15, 2024. As of Tuesday, February 4, 2025, no request for consultation on the project was received from the Paskenta Band of Nomlaki Indians. Therefore, the requirements of AB52 have been met and no AB52 project consultation with the Paskenta Band of Nomlaki Indians is required.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

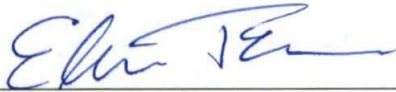
	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ 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.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ 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.
- ☐ 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.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001. Contact Elisabeth Towers, Associate Planner at (530) 225-5532.



Elisabeth Towers
Associate Planner

2/7/2025

Date



Sean Ewing
Director of Resource Management

2/7/2025

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

I. AESTHETICS: Except as provided in Public Resources Code Section 21099, 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?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✓
c) In non-urbanized 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 a 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?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and Photo Simulations prepared by Artistic Engineering (Undated) the following findings can be made:

- a) The project would not have a substantial adverse effect on a scenic vista. The County has not designated specific scenic vistas in the immediate project area as a part of the Shasta County General Plan and there is no designated State or federal scenic highways or scenic highway corridors in the vicinity of the proposed project.

The proposed tower is a 100-foot tall monopine structure. Photo simulations of the proposed structure (prepared by Artistic Engineering) were provided from four public vantage points: first from State Highway 299 East approximately 2,000 feet southeast of the lease area looking northwest; second from State Highway 299 East approximately 1,800 feet southwest of the lease area looking northeast; third from State Highway 299 East approximately 2,500 feet southwest of the lease area looking northeast; and the fourth from State Highway 299 East approximately 1,750 feet southeast of the lease area looking northwest. The visual character of the proposed monopine is generally consistent with the visual character of the existing viewshed which is characterized by mixed conifer forest, and residential development, and utility infrastructure. The proposed wireless telecommunication facility and monopine structure would be set back approximately 1,750 feet from State Highway 299 East. Due to the proposed monopine design and existing tree canopy, the proposed wireless facility would not have a substantial adverse effect on a scenic vista. Therefore, potential impacts of the project on a scenic vista would be less-than-significant.

- b) The project would not substantially damage scenic resources within a State scenic highway. The project is not visible from a designated State or federal scenic highway or scenic highway corridor.
- c) Shasta County Zoning Plan Section 17.88.282.E establishes standards that are protective of the existing visual character and quality of the site and its surroundings, such as the requirement that commercial wireless telecommunication facilities shall not have a significant adverse effect on a scenic vista or significantly impact the existing visual character or quality of the site and its surroundings as verified by an environmental document or exemption prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). Section 17.88.282.E also establishes landscaping requirements to screen any ground structures or equipment for the life of the project, setback requirements, and a requirement prohibiting wireless telecommunication facilities to be placed within 1500 feet of an existing wireless telecommunication facility unless environmental documentation verifies that a concentration of towers in close proximity will not have a cumulative adverse impact on the visual character or quality of the site and its surroundings.

The proposed monopole would not be located within 1,500 feet of an existing wireless telecommunication facility. As proposed, the monopine tower complies with the minimum setback requirements and the ground structures and equipment would be screened by a proposed eight-foot-tall chain link fence with green privacy slats that will effectively shield the ground structures and equipment from view. The applicant is requesting an exception to the landscaping standards. Due to the proposed monopine design of the tower, existing tree canopy, slatted privacy fencing, and general standards for wireless telecommunication facilities in the

Shasta County Zoning Plan, the proposed wireless facility would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, potential impacts of the project on the existing visual character or quality of public views of the site and its surroundings would be less-than-significant.

- d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in a non-urbanized area. The applicant proposes four shielded and down-directed service-lights that would be oriented towards equipment service areas inside the lease area. The conditions of approval for the project would include a standard condition requiring compliance with section 17.88.282.E.5 of the Shasta County Zoning Plan, requiring external structure and area lighting to be activated and controlled by motion sensors. No other lighting is proposed. Therefore, potential impacts of the project from new sources of substantial light or glare on day or nighttime views in a non-urbanized area would be less-than-significant.

Mitigation/Monitoring: None proposed.

II. <u>AGRICULTURE AND FORESTRY RESOURCES:</u> 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 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?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
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))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Statewide Importance on the map titled Shasta County Important Farmland 2020.
- b) Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.

- c) The project would not 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)).
- d) The project site contains forest land. Most of the property is forested. Approximately 1.5 acres of the property has been previously converted for residential development, exclusive of roads, driveways, and other small pockets of forest land that have been previously disturbed. The project is limited to construction of the 100-foot tall monopine and improvements to previously disturbed/graded areas. Tree and vegetation removal may occur prior to construction of the access driveway, trenching, and commercial wireless facility lease area. The project would not result in the loss of forest land or conversion of forest land to non-forest use.
- e) The site is not located in an area of significant agricultural soils and is not currently used for agricultural purposes.

Mitigation/Monitoring: None proposed.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to 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?				✓
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?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✓

Discussion: Based on related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a-b) The project would not conflict with or obstruct implementation of the 2021 Attainment Plan for the Northern Sacramento Valley Planning Air Basin as adopted by Shasta County, or any other applicable air quality plan. The telecommunications facility does propose a backup generator which would only run during power outages. The project would have impacts on air quality during construction, and during infrequent maintenance visits, infrequent back-up generator operations during power outages and periodic “exercise” cycling.

The NSVPA Air Quality Attainment Plan (2021) designates Shasta County as an area of Nonattainment with respect to the ozone California ambient air quality standards. Nitrogen oxides (NOx) are a group of highly reactive gasses and are also known as “oxides of nitrogen.” Because NOx is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NOx is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities associated with making probable improvements would generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust. However, the emissions emitted during construction would be limited and temporary. The Shasta County AQMD, Rule 3:28, is intended to limit emissions of NOx and carbon monoxide (CO) from stationary internal combustion engines. Any future generator for backup power for the site that might be proposed would be subject to this rule if its engine exceeds a 50-brake horsepower (bhp) engine rating. The telecommunications facility would use a 30kw diesel generator to ensure continued operations in the event of a power failure. The wireless communications facility would be unmanned and require only infrequent maintenance visits.

In addition, the Shasta County General Plan requires Standard Mitigation Measures (SMM) or Best Available Mitigation Measures (BAMM) on all discretionary land use applications as recommended by the AQMD in order to mitigate both direct and indirect

emissions of non-attainment pollutants. With the application of SMM, in combination with the limited scope of improvements and limited daily vehicle trips projected with post-project development, the project will not 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 and would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2021) as adopted by Shasta County, or any other applicable air quality plan.

- c-d) The facility would not be located in an area where substantial numbers of people live or work. The nearest sensitive receptors would be the residence located on the property approximately 528 feet to the northwest. The nearest residence on an adjacent property to the west is approximately 980 feet away from the facility. Trenching and backfilling for the electric utility and fiber optic cable would occur on a temporary basis within approximately 120 feet from the onsite residence.

Substantial pollutant and odor concentrations are not anticipated due to the limited scope and duration of construction and implementation of SMM. Post-construction, the wireless communications facility would be unmanned and require only infrequent maintenance visits. As a result, exposure of sensitive receptors or a substantial number of people to substantial pollutant concentrations and/or other emissions would be less-than-significant.

Mitigation/Monitoring: None proposed.

IV. <u>BIOLOGICAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial 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?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on state or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
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?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and a Biological Resources Assessment (BRA) prepared by North Valley Environmental, Inc (2024) the following findings can be made:

- a) Project-related construction activities include ground disturbance through minimal grading and trenching. A records search as part of the BRA determined that 40 listed plant species and species of special concern have potential to occur on-site or in the general

project area. Of those species, it was determined that 25 special-status wildlife and 15 plant species have a low potential for occurring within the Biological Study Area (BSA). Low potential was evaluated according to the following criteria: Few of the habitat components meeting the species requirements are present, and /or the species is not known to recently occur within a 5-mile radius and the species is not likely to occur within the BSA. One plant species, Butte County fritillary (*Fritillaria eastwoodiae*), was determined to have a moderate potential for occurrence based on the criteria that some of the habitat components meeting the species requirements are present and the species is known to occur recently within the BSA. Biological and botanical surveys of the project site were conducted on July, 10, 2024. No species identified as a candidate, sensitive, or special-status plant species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service have been identified on the project site or in the project area.

While no special status species were observed during the BRA conducted at the project site, due to the presence of potential habitat within the project site for those species described above several measures are proposed to mitigate potential significant impacts on these species during construction to a less-than-significant level. Due to the small scope of the proposed project, long-term operational and cumulative impacts to these species through habitat modification, either on site or within the region, is considered less-than-significant.

Lighting from the project is limited to four shielded and down-directed service-lights that would each be oriented towards equipment service areas inside the lease area. The conditions of approval for the project would include a standard condition requiring compliance with section 17.88.282.E.5 of the Shasta County Zoning Plan, requiring external structure and area lighting to be activated and controlled by motion sensors. No other lighting is proposed. While lighting has been shown to have adverse effects on wildlife and plant species, the minimal lighting proposed by the project and because lighting would be motion-sensor-controlled, impacts from lighting on wildlife or plants are considered to be less-than-significant.

Trees located at the project site and in the immediate vicinity of the project site provide suitable nesting habitat for several avian species including migratory nesting birds and raptors. Tree and vegetation removal may occur prior to construction of the access driveway, trenching, and commercial wireless facility lease area. Such disturbance from construction and vegetation removal could have a potentially significant impact on migratory nesting birds and/or raptors. Mitigation measure IV.a.1 is incorporated into the project to require that ground disturbance and vegetation and tree removal must take place outside of the nesting season for raptors and migratory birds or surveys must be conducted prior to disturbance. With the mitigation measure being proposed, the project would have a less-than-significant impact on any avian species which could significantly impacted from the project.

In addition to habitat for avian species, trees greater than 12 inches in diameter at breast height which contain cavities, crevices or exfoliated bark provide suitable habitat for bat species which are non-game mammals that are protected by State law. With such habitat present within the vicinity of the project area, construction activity, including ground disturbance and vegetation removal, could have a potentially significant impact if bats are present on-site. Mitigation measure IV.a.2 is incorporated into the project to require that a survey be done for roosting opportunities prior to tree removal and that ground disturbance and vegetation removal must take place outside of the roosting period and, if roosting habitat is discovered, said trees must be removed through a two-step process. With the mitigation measure proposed, the project would reduce any potential impacts to bats to a less-than-significant level.

- b) The BRA indicated that based on field observations, published information, and literature review, 3 vegetation communities and wildlife habitats are present within the project site, including the Douglas fir (*Pseudotsuga menziesii*) Forest Alliance, and Douglas fir – Tanoak Association (*Pseudotsuga menziesii* - (*Notholithocarpus densiflorus* – *Arbutus menziesii*)). None of these are considered a sensitive natural community. The project site is comprised of upland/dryland and situated within a cleared and graded area within a hilltop ridge. No riparian habitat exists on the project site or immediate vicinity, however, erosion could result in sedimentation in downgradient ephemeral channels and tributaries. Construction of the tower is limited to a 30-foot by 30-foot lease area within an approximately 13,500-square-foot area that has been previously graded and cleared of vegetation as well as utility trenching within two proposed Verizon Wireless non-exclusive underground utility easements and resurfacing of an existing 14-foot-wide dirt driveway. A geotechnical report is required to be submitted with building plans in accordance with the California Building Code. The report would address any geotechnical deficiencies. In addition, a grading permit is required prior to any grading activities. The provisions of the grading permit will address erosion and siltation containment on- and off-site. If construction activity will result in a land disturbance of one acre or more the applicant will also be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and obtain a General Construction Storm Water Permit (SWP) from the State of California Regional Water Quality Control Board. The SWPPP and SWP would include specific erosion control measures and monitoring requirements. (see also section VII and X.)
- c) The BRA determined that there are no wetlands on the project site or in the immediate vicinity. Therefore, there would not be a substantial adverse effect on state or federally protected wetlands.
- d) The project would not interfere with any native resident or migratory fish or wildlife species, nor impede the use of native wildlife nursery sites. The BSA is bound to the South by State Highway 299, however surrounding development and current uses limit the

BSAs potential as a movement corridor. The BSA does not fall within an Essential Habitat Connectivity, the Northern Sierra Nevada foothills Wildlife Connectivity Project, and is not identified as a critical or noncritical winter and summer range, fall holding area, fawning ground, or migration corridor for mule deer. There are no documented nursery sites within the BSA and none were detected during the biological survey. Mitigation measures IV.d.1, IV.d.2 and IV.d.3 will minimize impacts to wildlife within the BSA. (see also section IV.a above).

- e) The project would not conflict with any ordinances or policies which protect biological resources.
- f) No habitat conservation plans or other similar plans have been adopted for the project site or project area.

Mitigation/Monitoring: With the mitigation measures being proposed, the impacts will be less-than-significant.

IV.a.1) The project proponent shall implement the following mitigation measures to avoid significant impacts to nesting birds and/or raptors protected under Fish and Game Code sections 3503 and 3503.5:

- A. Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31, when birds are not nesting; or
- B. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.

IV.a.2) To mitigate potential impacts to bats the applicant shall:

- A. Conduct large tree removal outside of the bat maternity season and bat hibernacula (September 1 to October 31).
- B. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 – Aug. 31), or during the bat hibernacula (November 1 – March 1) large trees (those greater than 5 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of the start of construction. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the pine trees. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day.

IV.d.1) In order to avoid inadvertent wildlife entrapment, trenched and excavation areas should be covered securely prior to stopping work each day and/or provided with a wildlife exit ramp. All trenches should be inspected for wildlife prior to burying, capping, moving, or filling.

IV.d.2) Fencing shall be limited, as much as feasible, and designed to avoid/minimize potential hazards to wildlife.

IV.d.3) Temporary and permanent lighting shall be downward facing, fully shielded, and designed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.

<u>V. CULTURAL RESOURCES</u> – 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 pursuant to §15064.5?				✓
b) Cause a substantial adverse change in the significance of an				

<u>V. CULTURAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
archaeological resource pursuant to §15064.5?				✓
c) Disturb any human remains, including those interred outside of formal cemeteries?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not cause a substantial adverse change in the significance of a historical resource.
- b) The project would not cause a substantial adverse change in the significance of an archaeological resource.
- c) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains.

Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that the project area is considered to be low sensitivity for cultural resources.

Although there is no evidence to suggest that the project would result in any significant effect to archaeological, historical, or paleontological resources, there is always the possibility that such resources could be encountered. Therefore, a condition of project approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, development activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

Mitigation/Monitoring: None proposed.

<u>VI. ENERGY</u> – 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?				✓
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during the project's construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. During operation of the completed project, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable projects, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.
- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of

Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. At the local level, the County's Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

<u>VII. GEOLOGY AND SOILS</u> – 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: <ul style="list-style-type: none"> 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 Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
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?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i, ii, iii) Rupture of a known earthquake fault; Strong seismic ground shaking; Seismic-related ground failure, including liquefaction;

According to the Alquist-Priolo Earthquake Fault Zoning Maps for Shasta County, there is no known earthquake fault on or near the project site. According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. According to the Seismic Hazards Assessment for the City of Redding, California, prepared by Woodward Clyde, dated July 6, 1995, the most significant earthquake at the project site may be a

background (random) North American crustal event up to 6.5 on the Richter scale at distances of 10 to 20 km. Wireless telecommunications towers are not specifically designated as a critical or high-risk facility in the California Building Code (CBC), nor are they defined as such by the Shasta County zoning code. The wireless telecommunication facility would be constructed in accordance with the seismic standards and requirements of the CBC, including preparation of a soils report, if deemed necessary based on site specific soil conditions. Therefore, the potential impacts due to rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, would be less-than-significant.

iv) Landslides.

The project site is in an area where the potential for deep seated landslide is relatively high. There do not appear to be any visible recent landslides within the subject property or in the vicinity. In aerial imagery scanned for the project. The property has some moderate slopes throughout the project site, with the location of the proposed wireless facility being relatively flat. A geotechnical report is required to be submitted with building plans in accordance with CBC code. The report would address any geotechnical deficiencies. In addition, a grading permit is required prior to any grading activities which would include requirements for sediment and erosion control.

- b) The project would not result in substantial soil erosion or the loss of topsoil.

The United States Department of Agriculture (USDA), Soil Conservation Service Web Soil Survey identified the soils in the project site as Marpa Gravelly Loam, 50 to 75 percent slopes. This soil type has a hazard of erosion of severe. The project site is flat and no cut or fill of earth material is proposed to construct the project. The area of the project site and access routes have been previously disturbed and graded. A grading permit is required prior to any additional grading activities necessary to facilitate the proposed project. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. Therefore, potential impacts of the project on soil erosion with respect to the loss of topsoil would be less-than-significant.

- c) The existing condition of the project site is disturbed, and there is no evidence of significant soil movement or landslides. The USDA NRCS web soil survey identified the soils in the project site as Marpa Gravelly Loam, with a low rating for shrink-swell potential, a 1.00 rating for slope and a 0.79 rating for depth to hard bedrock. The numeric ratings collectively indicate the soil is limited for construction. The numeric rating for slope is the primary factor for the limited rating of the soil. However, construction of the tower is limited to a 30-foot by 30-foot area that has been previously graded and is within an approximately 13,500-square-foot area that has been previously graded and cleared of vegetation. A geotechnical report is required to be submitted with building plans in accordance with CBC. The report would address any geotechnical deficiencies. In addition, a grading permit is required prior to any grading activities.
- d) The soil at the construction site has an A-4 AASHTO rating, according to the USDA NRCS Web Soil Survey, which signifies a moderate level of soil plasticity. A geotechnical report is required to be submitted with building plans in accordance with CBC. The report would address any geotechnical deficiencies and ensure construction of the tower would not cause substantial direct or indirect risks to life or property.
- e) The project does not require the use of septic tanks or alternative wastewater disposal systems.
- f) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation/Monitoring: None proposed.

VIII. <u>GREENHOUSE GAS EMISSIONS:</u> 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?				✓
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

Discussion: Based on these comments, the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a, b) In 2005, the Governor of California signed Executive Order S-3-05, establishing that it is the State of California's goal to reduce statewide greenhouse gas (GHG) emission levels. Subsequently, in 2006, the California State Legislature adopted Assembly Bill AB 32, the California Global Warming Solutions Act. In part, AB 32 requires the California Air Resources Board to develop and adopt

regulations to achieve a reduction in the State's GHG emissions to year 1990 levels by year 2020.

California Senate Bill 97 established that an individual project's effect on GHG emission levels and global warming must be assessed under CEQA. SB 97 further directed that the State Office of Planning and Research (QPR) develop guidelines for the assessment of a project's GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, Shasta County reserves the right to use a qualitative and/or quantitative threshold of significance until a specific quantitative threshold is adopted by the state or regional air district.

The City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtC02eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 and not hinder it. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

The United States Environmental Protection Agency (EPA) identifies four primary constituents that are most representative of the GHG emissions. They are:

- Carbon Dioxide (C02): Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- Methane (CH4): Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- Nitrous Oxide (N2O): The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- Fluorinated Gases: These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (C02). The majority of C02 is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

With regard to the project, proposed operational emissions are significantly less than the quantitative non-zero project-specific thresholds described above. The scope of the proposed project improvements will not involve a significant number of equipment hours to complete and would not generate significant traffic volumes during construction. Post-construction, the wireless communications facility would be unmanned and require only infrequent maintenance visits which are not expected to generate significant GHG emissions. Therefore, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation/Monitoring: None proposed.

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
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?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous				

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?				✓
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 or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and a Radio Frequency Electromagnetic Fields Exposure Report prepared by Dtech Communications, LLC (2023) the following findings can be made:

- a) The project operations will involve transport, use, or disposal of hazardous materials for routine maintenance. Maintenance activities would not involve frequent use of hazardous materials or the use of such materials in large volume. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project would not 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. The site will store batteries at the site for emergency backup power but they would not be stored in great number and would be located inside the proposed equipment shelter. Hazardous materials such as industrial fuels, oils, and solvents may be stored at the site during construction. Diesel fuel will be stored onsite for powering the backup generator proposed. If it is necessary to store such material in reportable quantities, the operator and/or contractor would have to prepare and submit a hazardous materials business plan to the Shasta County Environmental Health Division (SCEHD) for review and approval. A hazardous substance is reportable if stored at or above 55 gallons for liquids; 200 cubic feet for compressed gas; or 500 pounds for solids. Additionally, the applicant shall comply with all hazardous waste generator regulations, including reporting their status as a hazardous waste generator to SCEHD. The conditions of approval for the project would include a standard condition requiring compliance with this regulatory requirement. Therefore, the project would not 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.
- c) Based on information provided by Dtech Communications and predictive modeling, the proposed project will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. Radiofrequency (RF) alerting signage and restricting access to the monopine tower to only authorized climbers that have completed the required RF occupational safety training. The proposed operation will not expose members of the general public to hazardous levels of RF energy and will not contribute to existing cumulative maximum permissible exposure levels on walkable surfaces at ground or in adjacent buildings by 5% of the general population limits. The nearest schools are 4.92 miles to the south. The 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.
- d) The project site is not located on a site which is included on the list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) A review of the project and the Shasta County Multi-Jurisdictional Hazard Mitigation Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g) The project is located in a designated "VERY HIGH" fire hazard severity zone. All driveways and buildings for the proposed project were reviewed and approved by the Shasta County Fire Marshal and conditioned to meet Shasta County Fire Safe Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 100-feet on

each side or to the property line. California Public Resources Code Section 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings or to the property line, whichever is less. The wireless communications facility will be unmanned and requires only infrequent maintenance visits. The project will not substantially increase the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Mitigation/Monitoring: None proposed.

X. <u>HYDROLOGY AND WATER QUALITY</u>: 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?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.				✓
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 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 (iv) impede or redirect flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable management plan?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. During construction, water may be used for dust control but otherwise the unmanned wireless communications facility would require little or and no additional water demand during operations. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. Grading will be needed for this project and a grading permit will be required. The provisions of the grading permit will address erosion and siltation containment on- and off-site. If construction activity will result in a land disturbance of one acre or more the applicant will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and obtain a General Construction Storm Water Permit (SWP) from the State of California Regional Water Quality Control Board. The SWPPP and SWP would include specific erosion control measures and monitoring requirements. Therefore, potential impacts of the project from violation of water quality standards, waste discharge, or other potential causes of water degradation would be less-than-significant.
- b) The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The project does not propose any new well(s). The project would not significantly increase impervious surface area within the project site to the extent that it would cause interference with groundwater recharge. During construction, water may be used for dust control but otherwise the unmanned wireless communications facility would require little or no additional water during operations.
- c) The project would not substantially alter the existing drainage pattern of the site or area in a manner which would (i) result in 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 (iv) impede or redirect flows. The

proposed project features a 30-foot by 30-foot equipment compound and lease area that would be and developed on relatively flat ground that would not require any significant recontouring and would be graveled throughout. The project would also include grading to widen an existing access road and a proposed underground utility line for power and fiber optics from an existing PG&E pole to the project site. The driveway would be constructed on flat ground and not require any significant recontouring or drainage facilities that would significantly alter the existing drainage pattern or concentrate and direct storm water run-off that would significantly increase potential erosion or siltation on or off-site. New impervious surfaces would include the monopine and foundation for, transformer pad, equipment cabinets, pad for meter panel. Drainage from impervious surfaces, the graveled lease area, and the graveled driveway will be dispersed to adjacent unimproved areas and existing vegetation adjacent to the equipment compound and lease area. Compliance with all provisions of the grading permit would be required.

- d) The project is not in flood hazard, tsunami, or seiche zone.
- e) Through adherence to construction standards, and the provisions of the required grading permit, including erosion and sediment control measures, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

Mitigation/Monitoring: None proposed.

<u>XI. LAND USE AND PLANNING</u> - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				✓
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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) Shasta County Code allows authorizes commercial wireless telecommunications in the Rural Residential B General Plan land use designation and the Habitat Resource (N-H-90) zone district with approval of a use permit and subject to general standards. As proposed, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation/Monitoring: None proposed.

<u>XII. MINERAL RESOURCES</u> - 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?				✓
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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) There are no known mineral resources of regional value located on or near the project site. Therefore, the project would not 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) The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There

is no other land use plan which addresses minerals. Therefore, the project would not 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.

Mitigation/Monitoring: None proposed.

<u>XIII. NOISE</u> – 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?			✓	
b) Generation of excessive groundborne vibration or groundborne noise levels			✓	
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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Per the Shasta County Code Section, 17.88.282.D.4, wireless facilities shall be constructed and operated in compliance with the standards of the Shasta County General Plan Noise Element and implementing ordinances and standards. Per the County's General Plan, noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table N-IV of the Shasta County General Plan as measured immediately within the property line of lands designated for noise-sensitive uses. These noise level performance standards for non-transportation sources are 55dB hourly Leq for daytime (7:00 a.m. to 10:00 p.m.) hours and 50dB hourly Leq for nighttime (10:00 p.m. to 7:00 a.m.) hours.

The proposed 35kW Generac generator with attenuation is the loudest of any proposed equipment having a maximum noise output of 63 dBA at 23 feet. The sound intensity of the generator, at approximately 110-feet would be below the 50 dB hourly Leq maximum for nighttime noise. The nearest property line to the east is approximately 116-feet from the proposed project. Thus, the Shasta County General Plan noise level performance standards for non-transportation sources at all property lines would not be exceeded and any permanent increase in noise levels in the vicinity of the project would be less-than-significant.

Temporary noise levels could be increased during the construction phase of the project. For use permits involving construction near residences, staff recommends a standard condition of approval limiting construction to daylight hours between 7:00 a.m. and 7:00 p.m. and be prohibiting construction on Sundays and Federal holidays. Nevertheless, due to the short duration of construction, the temporary increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant.

- b) The project would not result in generation of excessive groundborne vibration or groundborne noise levels. The project is limited in scope to the construction of the new wireless facility. Any groundborne vibration or noise levels as a result of excavation of footings for the tower and other ancillary structures or trenching for the underground power are expected to be less-than-significant.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

Mitigation/Monitoring: None proposed.

<u>XIV. POPULATION AND HOUSING</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not induce substantial unplanned population growth in the area, either directly or indirectly. The project does not include the development of new homes or businesses, nor would any new jobs be created as a result of the project. The project would include the upgrading of an access driveway and extensions of utilities solely to serve the proposed wireless telecommunication facility. There would be no extension of other infrastructure. Therefore, the project is not expected to induce substantial growth in the area.
- b) The project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The project does not include destruction of any existing housing.

Mitigation/Monitoring: None proposed.

<u>XV. PUBLIC SERVICES:</u> 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:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?				✓
Police Protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

The project would not 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:

Fire Protection:

The project is located in a designated “Very High” fire hazard severity zone. However, no significant additional level of fire protection is necessary.

Police Protection:

The County employs a total of 165 sworn and 69 non-sworn County peace officers (Sheriff’s deputies) to serve a population of 66,850 persons that reside in the unincorporated area of the County (U.S. Department of Commerce, Bureau of the Census, April 1, 2020). This level of staffing equates to a ratio of approximately one officer per 286 persons. The wireless communications facility would be unmanned and require only infrequent maintenance visits. The proposed wireless telecommunications facility would be enclosed by a

8-foot-tall chain link fence for crime deterrence. The project is not expected to require any significant additional level of police protection.

Schools:

The resultant development from the project will be required to pay the amount allowable per square foot of construction to mitigate school impacts.

Parks:

The County does not have a neighborhood parks system.

Mitigation/Monitoring: None proposed.

XVI. <u>RECREATION</u>:	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?				✓
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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not 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. The County does not have a neighborhood or regional parks system or other recreational facilities.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation/Monitoring: None proposed.

XVII. <u>TRANSPORTATION</u>: 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?				✓
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project site is accessed from Du Bois Road and Cashew Way. The wireless communications facility would be unmanned and require only infrequent maintenance visits. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level-of-service and would not conflict with adopted policies, plans or programs supporting alternative transportation.
- b) Vehicle miles traveled within the County would temporarily increase during construction. The temporary increase would be attributable to employee and inspector travel and deliveries of materials and equipment. This temporary increase is not anticipated to be substantial due to the limited scope and duration of construction. The wireless communications facility would be unmanned and require only infrequent maintenance visits. Vehicle miles traveled in support of facility operations would be negligible. Therefore, potential impacts of the project attributable to conflicts or inconsistencies with CEQA Guidelines section 15064.3, subdivision (b) would be less-than-significant.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. The proposed graveling of an existing dirt path for a new driveway does not have geometric design features that would lead to an increase in hazards. There are no land uses occurring on the property that would be considered incompatible with a wireless telecommunications facility.
- d) The project site would be accessed from Cashew Way via an existing dirt driveway that will be improved to a 14-foot-wide 4-inch thick compacted class 3 aggregate base with 1-inch shoulders on each side. The project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access. The project would not result in inadequate emergency access.

Mitigation/Monitoring: None proposed.

XVIII. TRIBAL CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>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:</p> <p>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</p> <p>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.</p>				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that the project area is low sensitivity for cultural resources.

Pursuant to PRC §21080.3.1 the Department of Resource Management sent a certified letter to notify the Paskenta Band of Nomlaki Indians that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request formal consultation on the project in writing. Certified mail records indicate that the notification letter was received by the Tribe on Monday, April 15, 2024. As of Tuesday, February 4, 2025, no request for consultation on the project was received from the

Paskenta Band of Nomlaki Indians. Therefore, the requirements of AB52 have been met and no AB52 project consultation with the Paskenta Band of Nomlaki Indians is required.

The project would not cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of prehistoric or historical resources at the site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or 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.

Although there is no evidence to suggest that the project would result in any significant effect to tribal cultural resources, there is always the possibility that such resources or remains could be encountered. Therefore, if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, mineral exploration activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

Mitigation/Monitoring: None proposed.

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 relocations of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
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?				✓
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?				✓
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- The wireless communications facility would be unmanned and not require wastewater treatment, water service, solid waste disposal service, and have minimal impact to storm water drainage. The project would involve construction of local service connections to existing utility facilities nearby. A grading permit is required prior to any grading activities. Through adherence to construction standards and the provisions of the required grading permit, potential environmental effects from of the project due to the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities would be less-than-significant.
- The project would have minimal demand for water. During construction water may be used for dust control but otherwise the unmanned wireless communications facility would require little or no additional water demand during operations. The facility would be unmanned and require only infrequent maintenance visits.
- The project would not require wastewater treatment. The facility would be unmanned and require only infrequent maintenance visits.
- The project would not 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. The wireless communications facility would be unmanned and

require only infrequent maintenance visits.

- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The wireless communications facility would be unmanned and require only infrequent maintenance visits.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	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?				✓
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?				✓
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?				✓
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?				✓

Discussion:

- a) A review of the project and the Shasta County Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project would improve wireless telecommunications infrastructure in the area.
- b) The project is an unmanned wireless telecommunication facility and would be located on flat ground that is sheltered by forest and subject to typical prevailing winds in Shasta County. The project would not, 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.
- c) The project would not 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.
- d) The project would not 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.

Mitigation/Monitoring: None proposed.

XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California				✓

XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
history or prehistory?				
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 the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✓
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

Discussion:

- a) Based on the discussion and findings in Section IV. Biological Resources, there is no evidence to support a finding that the project would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. In addition, based on the discussion and findings in Section V. Cultural Resources, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.
- b) Based on the discussion and findings in all Sections above, there is no evidence to suggest that the project would have impacts that are cumulatively considerable.
- c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation/Monitoring: None proposed.

INITIAL STUDY COMMENTS

PROJECT NUMBER Use Permit 23-0008 – Verizon Wireless

GENERAL COMMENTS:

Special Studies: The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Negative Declaration. These studies are available for review through the Shasta County Planning Division and online at [CEQA Documents and Notices \(non-EIR documents\) | Shasta County California](https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents) or via the browser web address at: <https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents>.

1. Photo Simulations, Artistic Engineering (Undated)
2. Biological Resources Assessment, North Valley Environmental, Inc., July 17, 2024
3. Radio Frequency Electromagnetic Fields Exposure Report, Dtech Communications, LLC., June 27, 2023.

Agency Referrals: Prior to an environmental recommendation, referrals for this project were sent to agencies thought to have responsible agency or reviewing agency authority. The responses to those referrals (attached), where appropriate, have been incorporated into this document and will be considered as part of the record of decision for the Negative Declaration. Copies of all referral comments may be reviewed through the Shasta County Planning Division. To date, referral comments have been received from the following State agencies or any other agencies which have identified CEQA concerns:

1. Shasta County Sheriff's Office
2. Shasta County Fire Department
3. California Regional Water Quality Control Board
4. California Department of Fish and Wildlife
5. Northeast Information Center – California Historical Resources Information Systems

Conclusion/Summary: Based on a field review by the Planning Division and other agency staff, early consultation review comments from other agencies, information provided by the applicant, and existing information available to the Planning Division, the project, as mitigated, is not anticipated to result in any significant environmental impacts.

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

All headings of this source document correspond to the headings of the initial study checklist. In addition to the resources listed below, initial study analysis may also be based on field observations by the staff person responsible for completing the initial study. Most resource materials are on file in the office of the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001, Phone: (530) 225-5532.

GENERAL PLAN AND ZONING

1. Shasta County General Plan and land use designation maps.
2. Applicable community plans, airport plans and specific plans.
3. Shasta County Zoning Ordinance (Shasta County Code Title 17) and zone district maps.

ENVIRONMENTAL IMPACTS

I. AESTHETICS

1. Shasta County General Plan, Section 6.8 Scenic Highways, and Section 7.6 Design Review.
2. Zoning Standards per Shasta County Code, Title 17.

II. AGRICULTURAL AND FORESTRY RESOURCES

1. Shasta County General Plan, Section 6.1 Agricultural Lands.
2. Shasta County Important Farmland 2022 Map, California Department of Conservation.
3. Shasta County General Plan, Section 6.2 Timber Lands.
4. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.

III. AIR QUALITY

1. Shasta County General Plan Section, 6.5 Air Quality.
2. Northern Sacramento Valley Air Basin, 2021 Air Quality Attainment Plan.
3. Records of, or consultation with, the Shasta County Department of Resource Management, Air Quality Management District.

IV. BIOLOGICAL RESOURCES

1. Shasta County General Plan, Section 6.2 Timberlands, and Section 6.7 Fish and Wildlife Habitat.
2. Designated Endangered, Threatened, or Rare Plants and Candidates with Official Listing Dates, published by the California Department of Fish and Wildlife.
3. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.
4. Federal Listing of Rare and Endangered Species.
5. Shasta County General Plan, Section 6.7 Fish and Wildlife Habitat.
6. State and Federal List of Endangered and Threatened Animals of California, published by the California Department of Fish and Wildlife.
7. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.

V. CULTURAL RESOURCES

1. Shasta County General Plan, Section 6.10 Heritage Resources.
2. Records of, or consultation with, the following:
 - a. The Northeast Information Center of the California Historical Resources Information System, Department of Anthropology, California State University, Chico.
 - b. State Office of Historic Preservation.
 - c. Local Native American Tribal representatives.
 - d. Shasta Historical Society.

VI. ENERGY

1. California Global Warming Solutions Act of 2006 (AB 32)
2. California Code of Regulations Title 24, Part 6 – California Energy Code
3. California Code of Regulations Title 24, Part 11 – California Green Building Standards Code (CALGreen)

VII. GEOLOGY AND SOILS

1. Shasta County General Plan, Section 5.1 Seismic and Geologic Hazards, Section 6.1 Agricultural Lands, and Section 6.3 Minerals.
2. County of Shasta, Erosion and Sediment Control Standards, Design Manual
3. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.
4. Alquist - Priolo, Earthquake Fault Zoning Maps.

VIII. GREENHOUSE GAS EMISSIONS

1. Shasta Regional Climate Action Plan

2. California Air Pollution Control Officers Association (White Paper) CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act

IX. HAZARDS AND HAZARDOUS MATERIALS

1. Shasta County General Plan, Section 5.4 Fire Safety and Sheriff Protection, and Section 5.6 Hazardous Materials.
2. County of Shasta Multi-Jurisdictional Hazard Mitigation Plan
3. Records of, or consultation with, the following:
 - a. Shasta County Department of Resource Management, Environmental Health Division.
 - b. Shasta County Fire Prevention Officer.
 - c. Shasta County Sheriff's Department, Office of Emergency Services.
 - d. Shasta County Department of Public Works.
 - e. California Environmental Protection Agency, California Regional Water Quality Control Board, Central Valley Region.

X. HYDROLOGY AND WATER QUALITY

1. Shasta County General Plan, Section 5.2 Flood Protection, Section 5.3 Dam Failure Inundation, and Section 6.6 Water Resources and Water Quality.
2. Flood Boundary and Floodway Maps and Flood Insurance Rate Maps for Shasta County prepared by the Federal Emergency Management Agency, as revised to date.
3. Records of, or consultation with, the Shasta County Department of Public Works acting as the Flood Control Agency and Community Water Systems manager.

XI. LAND USE AND PLANNING

1. Shasta County General Plan land use designation maps and zone district maps.
2. Shasta County Assessor's Office land use data.

XII. MINERAL RESOURCES

3. Shasta County General Plan Section 6.3 Minerals.

XIII. NOISE

1. Shasta County General Plan, Section 5.5 Noise and Technical Appendix B.

XIV. POPULATION AND HOUSING

1. Shasta County General Plan, Section 7.1 Community Organization and Development Patterns.
2. U.S. Department of Commerce, Bureau of the Census.
3. Shasta County General Plan, Section 7.3 Housing Element.
4. Shasta County Department of Housing and Community Action Programs.

XV. PUBLIC SERVICES

1. Shasta County General Plan, Section 7.5 Public Facilities.
2. U.S. Department of Commerce, Bureau of the Census.
3. Records of, or consultation with, the following:
 - a. Shasta County Fire Prevention Officer.
 - b. Shasta County Sheriff's Department.
 - c. Shasta County Office of Education.
 - d. Shasta County Department of Public Works.

XVI. RECREATION

1. Shasta County General Plan, Section 6.9 Open Space and Recreation.

XVII. TRANSPORTATION/TRAFFIC

1. Shasta County General Plan, Section 7.4 Circulation.
2. Records of, or consultation with, the following:
 - a. Shasta County Department of Public Works.
 - b. Shasta County Regional Transportation Planning Agency.
 - c. Shasta County Congestion Management Plan/Transit Development Plan.
3. Institute of Transportation Engineers, Trip Generation Rates.

XVIII. TRIBAL CULTURAL RESOURCES

1. Tribal Consultation in accordance with Public Resources Code section 21080.3.1

XIX. UTILITIES AND SERVICE SYSTEMS

1. Records of, or consultation with, the following:
 - a. Pacific Gas and Electric Company.
 - b. Pacific Power and Light Company.
 - c. Pacific Bell Telephone Company.
 - d. Citizens Utilities Company.

- e. T.C.I.
- f. Marks Cablevision.
- g. Shasta County Department of Resource Management, Environmental Health Division.
- h. Shasta County Department of Public Works.

XX. WILDFIRE

- 1. Office of the State Fire Marshall-CALFIRE Fire Hazard Severity Zone Maps
- 2. County of Shasta Multi-Jurisdictional Hazard Mitigation Plan

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

None

**MITIGATION MONITORING PROGRAM (MMP)
FOR USE PERMIT 23-0008 – VERIZON WIRELESS**

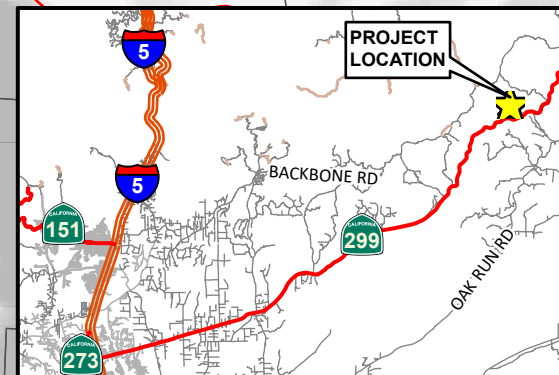
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV.a.1) The project proponent shall implement the following mitigation measures to avoid significant impacts to nesting birds and/or raptors protected under Fish and Game Code sections 3503 and 3503.5:</p> <p>A. Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31, when birds are not nesting; or</p> <p>B. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.</p>	<p>Prior to issuance of a building permit. Prior to commencement of activity at the site. Through the completion of construction.</p>	Resource Management Planning Division	
<p>IV.a.2) To mitigate potential impacts to bats the applicant shall:</p> <p>A. Conduct large tree removal outside of the bat maternity season and bat hibernacula (September 1 to October 31).</p> <p>B. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March</p>	<p>Prior to issuance of a building permit. Prior to commencement of activity at the site. Through the completion of construction.</p>	Resource Management Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
1 – Aug. 31), or during the bat hibernacula (November 1 – March 1) large trees (those greater than 5 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of the start of construction. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the pine trees. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day.			
IV.d.1) In order to avoid inadvertent wildlife entrapment, trenched and excavation areas should be covered securely prior to stopping work each day and/or provided with a wildlife exit ramp. All trenches should be inspected for wildlife prior to burying, capping, moving, or filling.	Through the completion of construction.	Resource Management Planning Division / Building Division	
IV.d.2) Fencing shall be limited, as much as feasible, and designed to avoid/minimize potential hazards to wildlife.	For the life of the project	Resource Management Planning Division / Building Division	
IV.d.3) Temporary and permanent lighting shall be downward facing, fully shielded, and designed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.	For the life of the project	Resource Management Planning Division / Building Division	

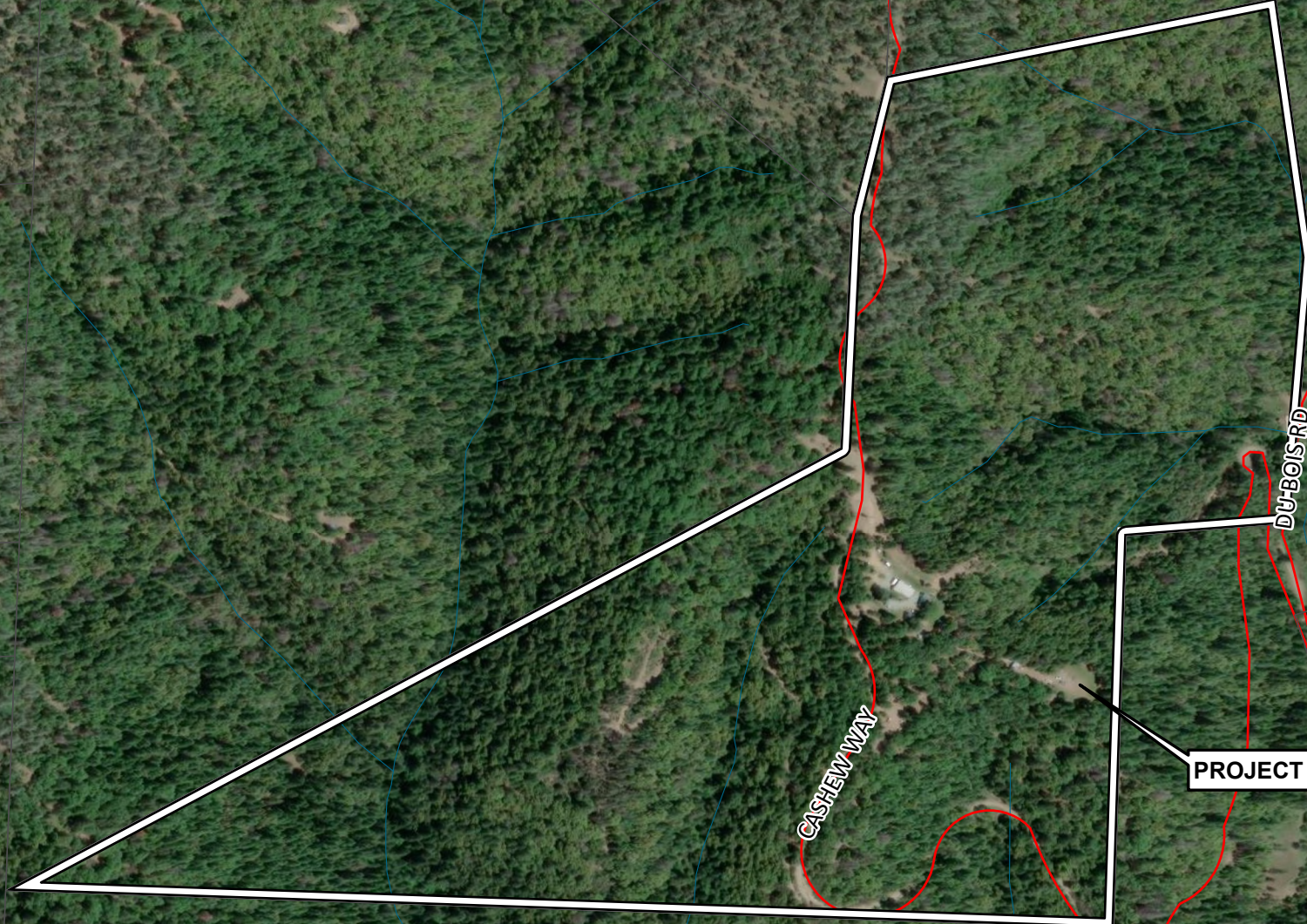


PROJECT SITE

 PROJECT SITE



LOCATION MAP
UP23-0008 (VERIZON WIRELESS)
BELLA VISTA AREA



PROJECT SITE

PROJECT AERIAL
UP23-0008 (VERIZON WIRELESS)
BELLA VISTA AREA

299 E



PROJECT SITE

HP-BA-90

HP-BA-40

DU BOIS RD

CASHEW WAY

MINERAL WAY

R-L-T-BSM

R-L

U

U

R-L

PROJECT SITE

 PROJECT SITE

ZONE DISTRICT

 HABITAT PROTECTION BUILDING SITE (HP-BA-40)

 HABITAT PROTECTION BUILDING SITE (HP-BA-90)

 LIMITED RESIDENTIAL (R-L)

 LIMITED RESIDENTIAL MOBILE HOME BUILDING SITE (R-L-T-BSM)

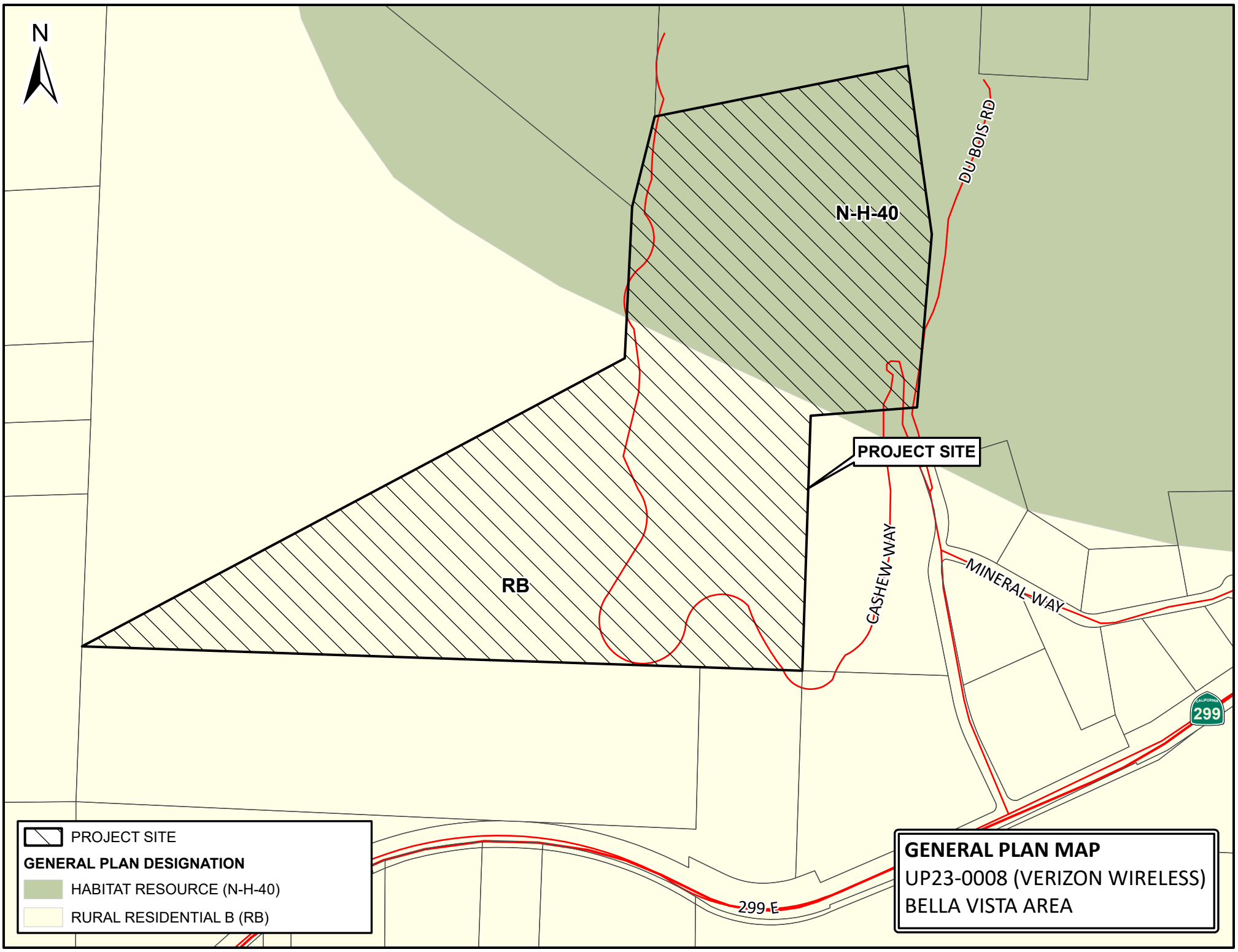
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ZONE DISTRICT MAP

UP23-0008 (VERIZON WIRELESS)


BELLA VISTA AREA






 PROJECT SITE

GENERAL PLAN DESIGNATION

 HABITAT RESOURCE (N-H-40)

 RURAL RESIDENTIAL B (RB)

GENERAL PLAN MAP
UP23-0008 (VERIZON WIRELESS)
BELLA VISTA AREA



PROJECT ID: HWY 299 & OAK RUN RD
SITE ADDRESS: 16301 CASHEW WAY, BELLA VISTA, CA 96008
COUNTY: SHASTA
APN: 026-420-007-000
JURISDICTION: SHASTA COUNTY
ZONING: HP-BA-90
PROJECT: INITIAL BUILD
MDG LOCATION ID: 5000907103
FUZE ID: 16920204

verizon
2770 SHADELANDS DR.
BUILDING II
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: HWY 299 & OAK RUN RD
DRAWN BY: RN
CHECKED BY: SS

REV	DATE	DESCRIPTION	
5	12/04/2024	PC-CO-LOCATABLE	SS
4	02/29/2024	PLANNING COMMENTS	DW
3	09/14/2023	PCC	LS
2	06/06/2023	PER REDLINES	SS
1	05/17/2023	UPDATED PER SURVEY	RN
0	03/08/2023	100% ZD's FOR SUBMITTAL	LS
B	01/20/2023	95% ZD's FOR APPROVAL	NC
A	01/06/2023	90% ZD's FOR REVIEW	RN/LS

NOT TO BE USED
FOR CONSTRUCTION

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.

HWY 299 & OAK RUN RD
MONOPINE:
16301 CASHEW WAY
BELLA VISTA, CA 96008

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY ON PROPOSED MONOPINE. TO CONSIST OF THE FOLLOWING:

SCOPE OF WORK

- NEW 30'X30' (900 SQ. FT.) EQUIPMENT LEASE AREA WITH CHAIN-LINK ENCLOSURE
- NEW 100' CO-LOCATABLE MONOPINE WITH NEW BASE PLATE
- INSTALL (1) 400A METER BANK W/ 200A METER FOR VZW
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (4) NEW SERVICE LIGHTS.
- INSTALL (1) NEW 50KW GENERATOR W/ VERTICAL 500 GAL. PROPANE TANK FOR EMERGENCY USE
- INSTALL (2) C-BAND PANEL ANTENNAS
- INSTALL (6) LTE PANEL ANTENNAS
- INSTALL (6) LTE RRUS
- INSTALL (1) NEW 3' MW ANTENNA W/ (2) ODU'S
- INSTALL (4) SURGE SUPPRESSORS (2 @ EQUIPMENT LOCATION # 2 @ ANTENNA LOCATION)

SITE INFORMATION

LATITUDE (NAD83): 40° 45' 21.59" N (40.755997)
LONGITUDE (NAD83): 122° 02' 21.73" W (-122.039369)
ZONING: HP-BA-90
JURISDICTION: SHASTA COUNTY
PARCEL NUMBER: 026-420-007-000
COUNTY: SHASTA
CONSTRUCTION TYPE: V-B
OCCUPANCY: U
POWER: PG&E

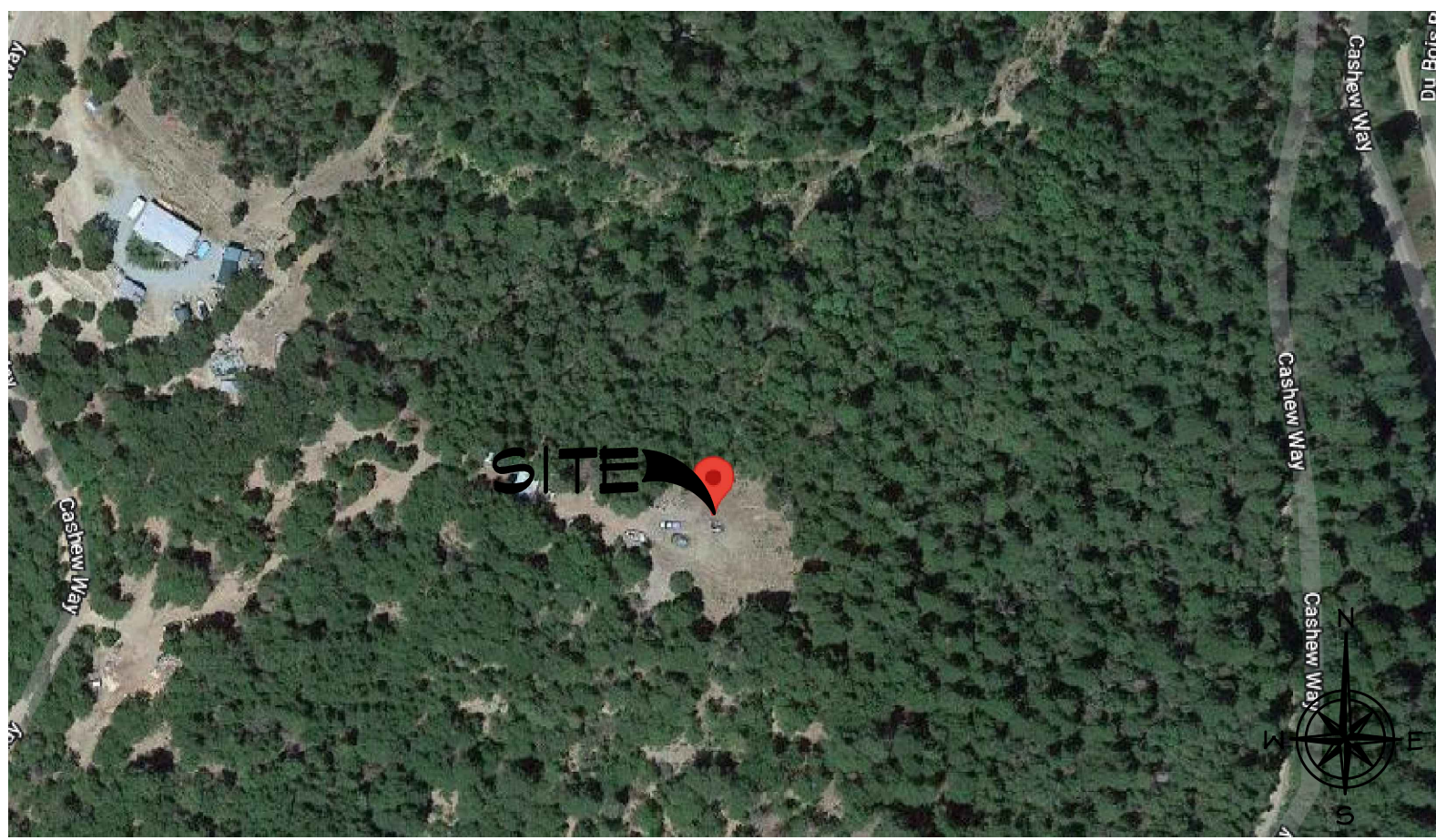
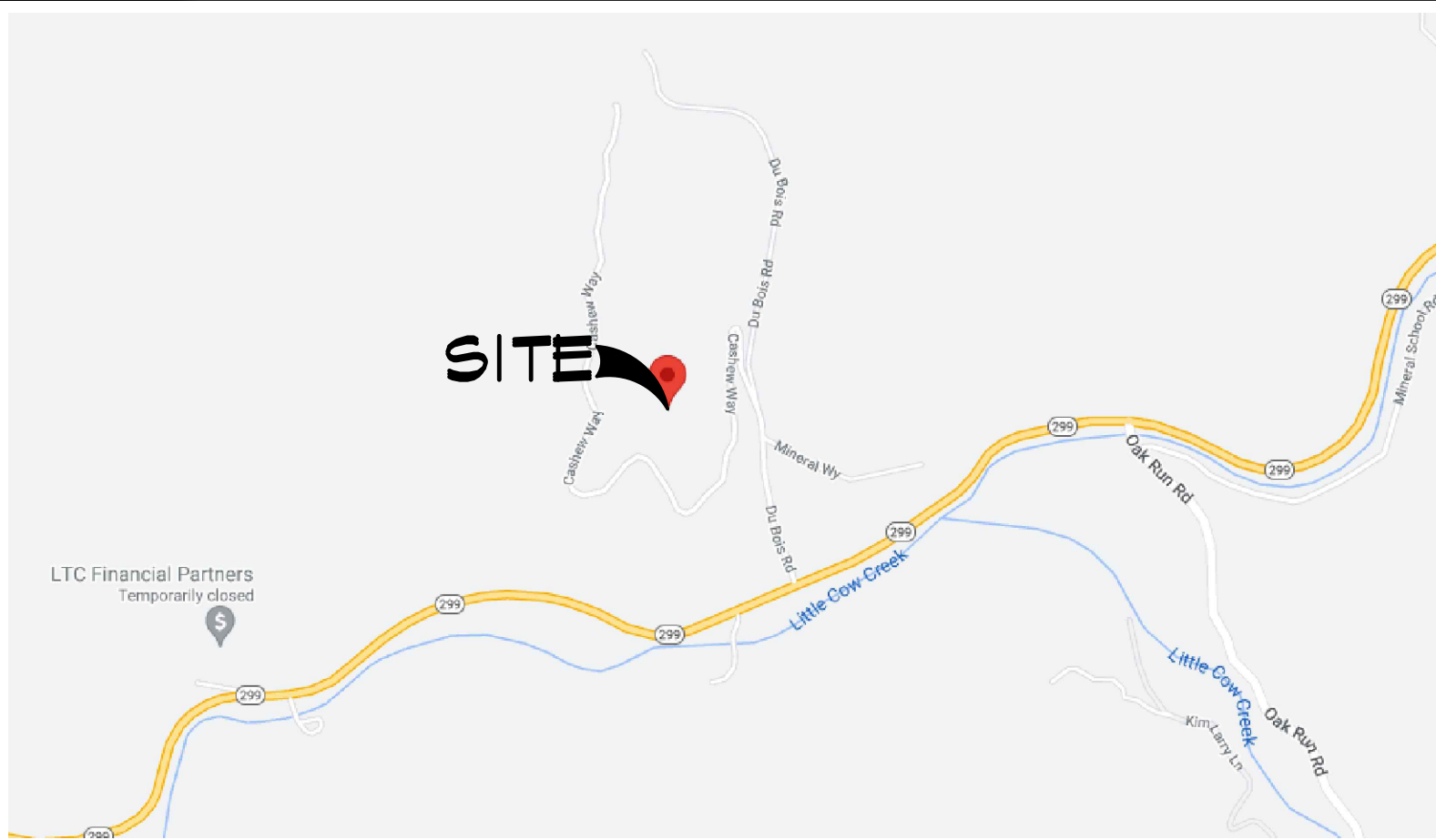
SYMBOLS/ABBREVIATIONS LEGEND

ADD'L	ADDITIONAL	L.	LONG(ITUINAL)
A.F.G.	ABOVE FINISHED GRADE	MAX.	MAXIMUM
ANT.	ANTENNA	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASS'Y	ASSEMBLY	(N)	NEW
AWG.	AMERICAN WIRE GAUGE	NTS	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BTWN.	BARE TINNED COPPER WIRE	P.T.	PRESSURE TREATED
CLR.	CLEAR	RAD.(R)	RADIUS
CONC.	CONCRETE	REQ'D	REQUIRED
CONN.	CONNECTION(OR)	RGS.	RIGID GALVANIZED STEEL
CONST.	CONSTRUCTION	SCH.	SCHEDULE
CONT.	CONTINUOUS	SIM.	SIMILAR
DBL.	DOUBLE	SQ.	SQUARE
D.F.	DOUGLAS FIR	S.S.	STAINLESS STEEL
DIA.	DIAMETER	STD.	STANDARD
DIM.	DIMENSION	TEMP.	TEMPORARY
EA.	EACH	THK.	THICK(NESS)
ELEV.	ELEVATION	TYP.	TYPICAL
EMT.	ELECTRICAL METALLIC TUBING	U.G.	UNDER GROUND
(E)	EXISTING	U.L.	UNDERWRITERS LABORATORY
F.G.	FINISH GRADE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT (FEET)	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	W	WIDE (WIDTH)
HT.	HEIGHT	w/	WITH
IN.(")	INCH(ES)	WD.	WOOD
LB.(#)	POUND(S)	W.P.	WEATHERPROOF
L.F.	LINEAR FEET (FOOT)		

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
C-1	C-1 SITE SURVEY
C-2	C-2 SITE SURVEY
C-3	C-3 TITLE & EXCEPTIONS INFORMATION
C-4	C-4 SEGMENTED TABLES
A-1	A-1 OVERALL SITE PLAN
A-2	A-2 ENLARGED OVERALL SITE PLAN
A-3	A-3 ENLARGED SITE PLAN
A-4	A-4 EQUIPMENT LAYOUT PLAN
A-5	A-5 ANTENNA LAYOUT PLAN
A-6	A-6 ELEVATIONS

VICINITY MAP & SITE IMAGE



PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
2770 SHADELANDS DR.
BUILDING II
WALNUT CREEK, CA 94598
LEASING MANAGER:
SEQUOIA DEPLOYMENT SERVICES, INC
1 SPECTRUM POINTE DRIVE, STE 130
LAKE FOREST, CA 92630
CONTACT: PETER W. BABASHOFF
PHONE: (562) 686-3933
EMAIL: Peter.Babashoff@sequoia-ds.com
ZONING MANAGER:
SEQUOIA DEPLOYMENT SERVICES, INC
1 SPECTRUM POINTE DRIVE, STE 130
LAKE FOREST, CA 92630
CONTACT: BEN HACKSTEDDE
PHONE: (949) 259-3344
EMAIL: ben.hackstedde@sequoia-ds.com
A/E PROJECT MANAGER:
ALL STATES ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630
CONTACT: SILVIA SANDOVAL
PHONE: (949) 273-0936 X107
EMAIL: silvia@zalsali.com
PROPERTY OWNER:
BRETT & GARY BOTHWELL
16301 CASHEW WAY
BELLA VISTA, CA 96008
CONTACT: BRETT & GARY BOTHWELL
P: (530) 227-9438
EMAIL: brett72chevy@gmail.com

CODE COMPLIANCE

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:
• CALIFORNIA CODE OF REGULATIONS
• 2022 CALIFORNIA BUILDING CODE
• 2022 CALIFORNIA MECHANICAL CODE
• 2022 CALIFORNIA PLUMBING CODE
• 2022 CALIFORNIA ELECTRIC CODE
• 2022 CALIFORNIA FIRE CODE
• CALIFORNIA EXISTING BUILDING CODE,
• CALIFORNIA HISTORICAL BUILDING CODE,
• CALIFORNIA RESIDENTIAL CODE
• CALIFORNIA GREEN BUILDING CODE
• 2022 EDITION OF TITLE 24 ENERGY STANDARDS
• ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE CITY / COUNTY ORDINANCES

ADMINISTRATIVE REQUIREMENTS

CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE.

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



LEGEND					
— x —	CHAIN LINK FENCE	□	U.G. UTILITY VAULT	VL	U.G. UTILITY VAULT
— [] —	WOOD FENCE	⊕	MANHOLE	AC	ASPHALTIC CONCRETE
— OH —	OVERHEAD LINE	— O —	UTILITY POLE	AP	ASPHALT PAVING
— [] —	METAL FENCE	— [] —	SPOT ELEVATION	R.O.W.	RIGHT OF WAY
— [] —	GRADE BREAK	— [] —	WATER VALVE	R/W	RIGHT OF WAY
— [] —	RIGHT OF WAY LINE	⊙	FOUND MONUMENT	PUE	PUBLIC UTILITY EASEMENT
— [] —	CENTER LINE	⊕	GEODETIC MARKER	BCM	BRASS CAP MONUMENT
— [] —	EASEMENT LINE	— [] —	ROAD SIGN	NG	NATURAL GRADE
— [] —	BOUNDARY LINE			MON	MONUMENT
				VZW	VERIZON WIRELESS

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP, THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC, TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.

2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC, RELIEVES ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC, OF ANY AND ALL LIABILITY.

3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC, & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.

4. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.

5. THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF BELLA VISTA, COUNTY OF SHASTA, STATE OF CALIFORNIA.

6. TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY; ORDER NO.: 6943121; CUSTOMER REFERENCE NUMBER: HWY 299 & OAK RUN RD; AND DATED: DECEMBER 28, 2022.

7. THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

TITLE INFORMATION

TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 5026900-6943121; CUSTOMER REFERENCE NUMBER: HWY 299 & OAK RUN RD. AND DATED: DECEMBER 28, 2022 AT 7:30 A.M.

LEGAL DESCRIPTION:

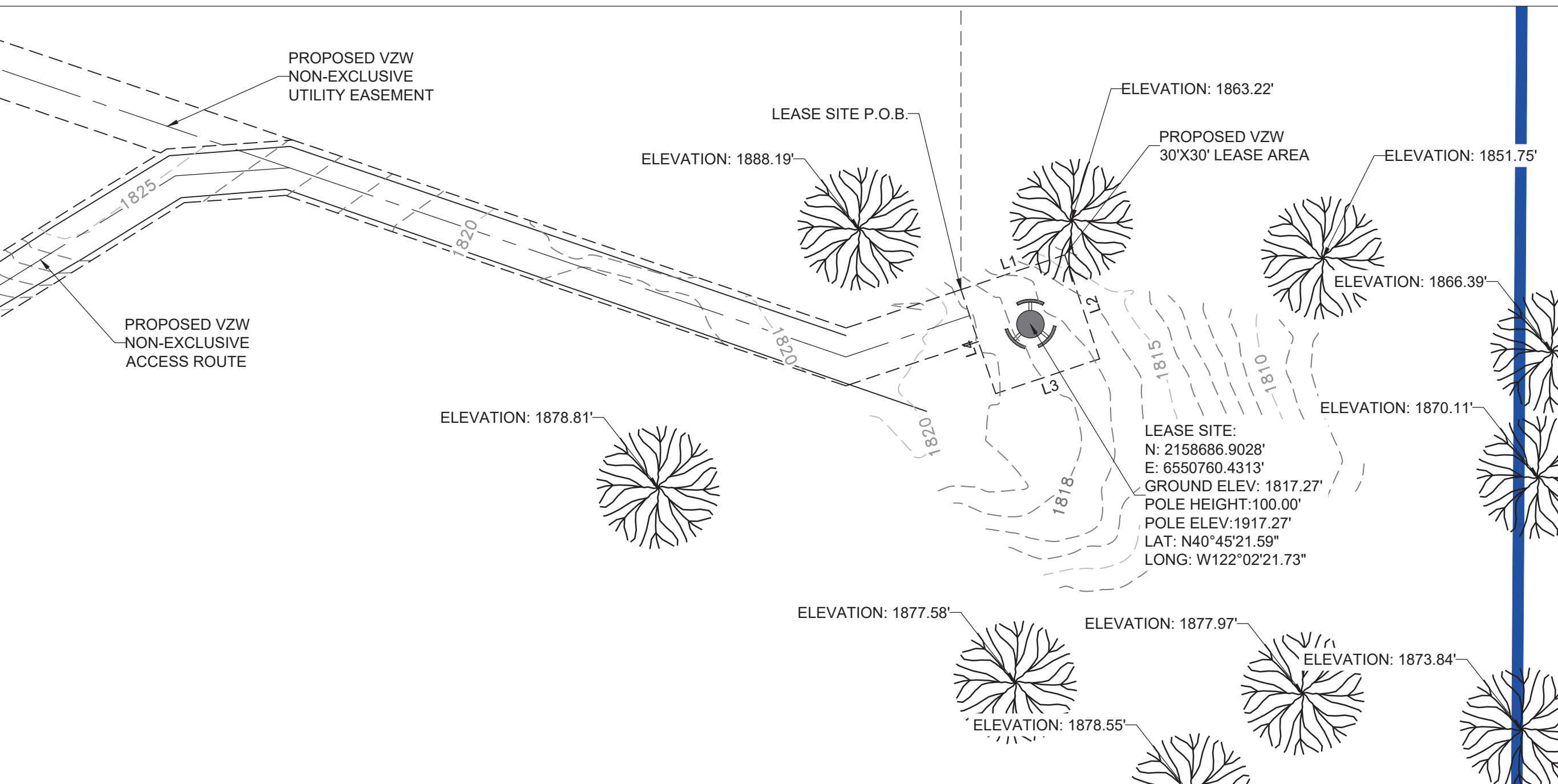
SEE SHEET C-3 FOR A COMPLETE LEGAL DISCRPTION FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

EXCEPTIONS:

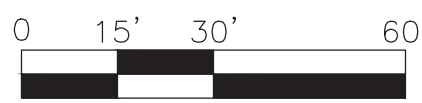
NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING. SEE SHEET C-3 FOR A COMPLETE LIST OF TITL EXCEPTIONS FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

UTILITY NOTE:

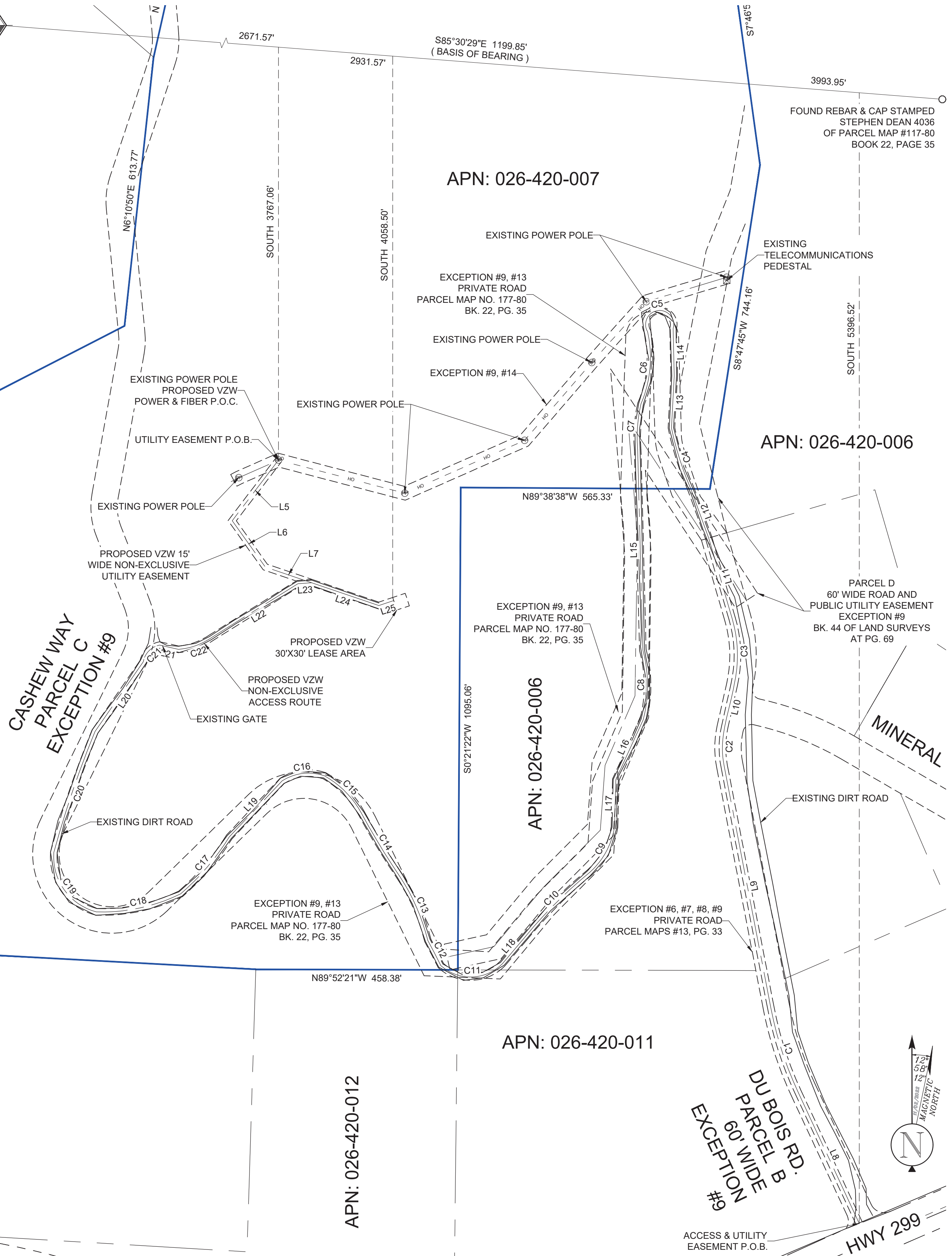
SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH, OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811-CALIFORNIA USA (UNDERGROUND SERVICE ALERT), BLUE STAKE, AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PROTECTION, REMOVAL, RELOCATION AND/OR REPLACEMENT OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.



2 SITE LOCATION
1 inch = 30 ft.



NORTHWEST COR. SEC. 36,
TOWNSHIP 34 NORTH,
RANGE 2 WEST,
MOUNT DIABLO BASE AND MERIDIAN.



1 SITE LOCATION
1 inch = 150 ft.



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON
U.S. STATE PLANE NAD83 COORDINATE SYSTEM
CALIFORNIA STATE PLANE COORDINATE ZONE ONE,
DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE
4/5/2023

BENCHMARK

NW COR 36. OPUS POSITION
NORTHING: 2162984.4780
EASTING: 6547818.8860
+2034.90' (A.M.S.L.)

verizon

2770 SHADELANDS DR
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630

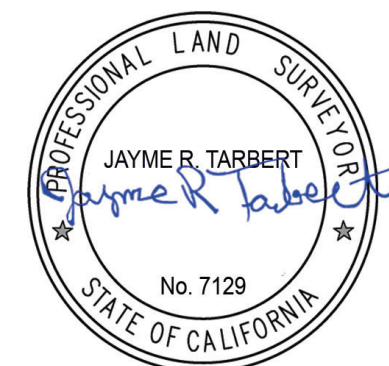
ALLSTATES
ENGINEERING & SURVEYING
23675 BIRCHER DRIVE
LAKE FOREST, CA 92630

PROJECT NO: HWY 299 & OAK RUN RD

DRAWN BY: KT

CHECKED BY: ZQ/BC/DW/WDL

REV	DATE	DESCRIPTION	
1	03/13/2024	REV FINAL SURVEY (PTR)	NC
B	06/06/2023	FINAL SURVEY (PTR)	NC
A	5/30/2023	SURVEY FIRST DRAFT	KT



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.

HWY 299 & OAK RUN RD
A.P.N. 026-420-007
16301 CASHWAY WAY,
BELLA VISTA, CA 96008
SITE EXHIBIT

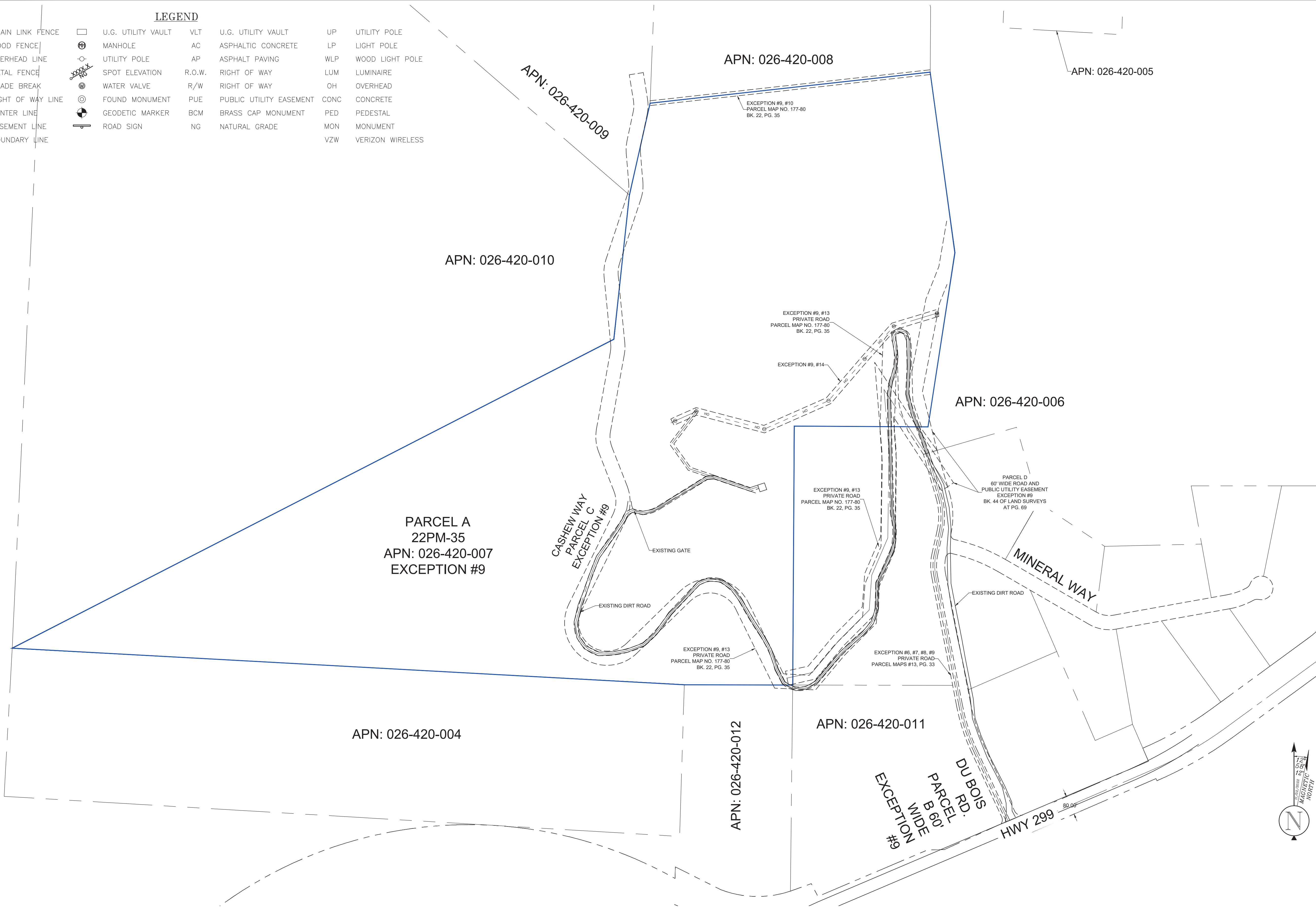
SHEET TITLE

SITE SURVEY

SHEET NUMBER

C-1

- LEGEND**
- | | | | | | | | |
|---------|-------------------|---|--------------------|--------|-------------------------|------|------------------|
| — x — | CHAIN LINK FENCE | □ | U.G. UTILITY VAULT | VLT | U.G. UTILITY VAULT | UP | UTILITY POLE |
| — [] — | WOOD FENCE | ⊕ | MANHOLE | AC | ASPHALTIC CONCRETE | LP | LIGHT POLE |
| — OH — | OVERHEAD LINE | ○ | UTILITY POLE | AP | ASPHALT PAVING | WLP | WOOD LIGHT POLE |
| — [] — | METAL FENCE | ⊙ | SPOT ELEVATION | R.O.W. | RIGHT OF WAY | LUM | LUMINAIRE |
| — [] — | GRADE BREAK | ⊙ | WATER VALVE | R/W | RIGHT OF WAY | OH | OVERHEAD |
| — [] — | RIGHT OF WAY LINE | ⊙ | FOUND MONUMENT | PUE | PUBLIC UTILITY EASEMENT | CONC | CONCRETE |
| — [] — | CENTER LINE | ⊙ | GEODETIC MARKER | BCM | BRASS CAP MONUMENT | PED | PEDESTAL |
| — [] — | EASEMENT LINE | ⊙ | ROAD SIGN | NG | NATURAL GRADE | MON | MONUMENT |
| — [] — | BOUNDARY LINE | | | | | VZW | VERIZON WIRELESS |



1 SITE LOCATION
1 inch = 200 ft.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON
U.S. STATE PLANE NAD83 COORDINATE SYSTEM
CALIFORNIA STATE PLANE COORDINATE ZONE ONE,
DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE
4/5/2023

BENCHMARK
NW COR 36. OPUS POSITION
NORTHING: 2162984.4780
EASTING: 6547818.8860
+2034.90' (A.M.S.L.)

verizon

2770 SHADELANDS DR
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630

ALLSTATES
ENGINEERING & SURVEYING

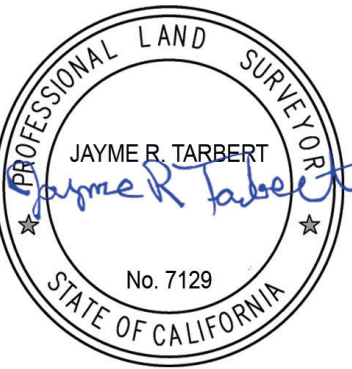
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT NO: HWY 299 & OAK RUN RD

DRAWN BY: KT

CHECKED BY: ZQ/BC/DW/WDL

1	03/13/2024	REV FINAL SURVEY (PTR)	NC
B	06/06/2023	FINAL SURVEY (PTR)	NC
A	5/30/2023	SURVEY FIRST DRAFT	KT
REV	DATE	DESCRIPTION	



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.

HWY 299 & OAK RUN RD
A.P.N. 026-420-007
16301 CASHW WAY,
BELLA VISTA, CA 96008
SITE EXHIBIT

SHEET TITLE

SITE SURVEY

SHEET NUMBER

C-2

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 AS SHOWN AND DESIGNATED UPON THAT CERTAIN PARCEL MAP #177 –80, FOR TRINITY PACIFIC WOOD PRODUCTS, INC., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON AUGUST 20, 1981 IN BOOK 22 OF PARCEL MAPS AT PAGE 35, SHASTA COUNTY RECORDS.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND ACROSS A STRIP OF LAND 60.00 FEET WIDE, LYING 30.00 FEET ON EACH SIDE OF THE CENTERLINE OF THE EXISTING ROAD, KNOWN AS DUBOIS ROAD, FROM HIGHWAY 299 EAST TO THE EASTERLY LINE OF PARCEL #1. A PORTION OF DUBOIS ROAD IS SHOWN ON THE MAP OF SHADY OAK PRIVATE ROAD SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AUGUST 10, 1967 IN BOOK 13 OF MAPS AT PAGE 33, SHASTA COUNTY RECORDS.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER AND ACROSS THE 60 FOOT PRIVATE ROAD AND PUBLIC UTILITY EASEMENT LYING WITHIN PARCEL #2, #3 AND #4 SHOWN AS CASHEW ROAD ON THE PARCEL MAP RECORDED IN BOOK 22 OF PARCEL MAPS AT PAGE 35, SHASTA COUNTY RECORDS.

PARCEL D:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER AND ACROSS A STRIP OF LAND 60 FEET IN WIDTH, LYING 30 FEET ON EITHER SIDE AND CONTIGUOUS TO THE FOLLOWING DESCRIBED CENTERLINE OF AN EXISTING ROAD WHICH BEGINS AT A POINT IN THE CENTER OF A DUBOIS ROAD WHICH BEARS SOUTH 16°11'30" EAST, A DISTANCE OF 160 FEET +/- FROM THE NORTHWEST CORNER OF LOT 5 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP, TRACT NO. 1222-A FOR PAUL E. DUBOIS AS RECORDED IN BOOK 13 OF MAPS AT PAGE 33, SHASTA COUNTY RECORDERS OFFICE; THENCE, NORTH 33° 13' 15" WEST, A DISTANCE OF 490.98 FEET TO A POINT; THENCE, SOUTH 4° 39' 53" EAST, A DISTANCE OF 262.62 FEET TO A POINT; THENCE, SOUTH 0°50'36" WEST, A DISTANCE OF 365.64 FEET TO A POINT; THENCE, SOUTH 23°18'25" WEST, A DISTANCE OF 171.63 FEET TO A POINT; THENCE, SOUTH 4° 12' 49" WEST, A DISTANCE OF 147.74 FEET TO A POINT; THENCE, SOUTH 44° 52' 54" WEST, A DISTANCE OF 182.27 FEET TO A POINT; THENCE, SOUTH 39° 51' 34" WEST, A DISTANCE OF 176.37 FEET TO A POINT; THENCE, SOUTH 77° 33' 40" WEST, A DISTANCE OF 108.61 FEET TO A POINT WHICH BEARS SOUTH 86° 37' 03" EAST, A DISTANCE OF 458.38 FEET FROM THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36, AS DELINEATED ON THAT CERTAIN MAP FOR PAUL EDGREN AS RECORDED IN BOOK 44 OF LAND SURVEYS AT PAGE 69, SHASTA COUNTY RECORDERS OFFICE.

LEASE SITE DESCRIPTION:

BEGINNING AT A POINT S.85°30'29"E., A DISTANCE OF 2931.57 FEET, AND SOUTH, A DISTANCE OF 4058.50 FEET, FROM THE NORTHWEST MONUMENT CORNER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT ALSO HAVING A BEARING AND DISTANCE S.85°30'29"E., 1199.85 FEET, BETWEEN THE NORTHWEST MONUMENT CORNER AND THE FOUND REBAR AND CAP STAMPED STEPHEN DEAN 4036.; RUNNING THENCE N.71°32'34"E., 30.00 FEET, THENCE S.18°27'26"E., 30.00 FEET, THENCE S.71°32'34"W., 30.00 FEET, THENCE N.18°27'26"W., 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900.00 SQFT MORE OR LESS

UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S.85°30'29"E., A DISTANCE OF 2671.57 FEET, AND SOUTH, A DISTANCE OF 3767.06 FEET, FROM THE NORTHWEST MONUMENT CORNER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT ALSO HAVING A BEARING AND DISTANCE S.85°30'29"E., 1199.85 FEET, BETWEEN THE NORTHWEST MONUMENT CORNER AND THE FOUND REBAR AND CAP STAMPED STEPHEN DEAN 4036.; RUNNING THENCE S.37°22'03"W., A DISTANCE OF 173.02 FEET; THENCE S.35°32'14"E., A DISTANCE OF 129.21 FEET; THENCE S.71°13'45"E., A DISTANCE OF 111.13 FEET TO THE POINT OF TERMINUS.



VICINITY MAP

ACCESS & UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S.85°30'29"E., A DISTANCE OF 3983.95 FEET, THENCE SOUTH, A DISTANCE OF 5396.52 FEET, FROM THE NORTHWEST MONUMENT CORNER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT ALSO HAVING A BEARING AND DISTANCE S.85°30'29"E., 1199.85 FEET, BETWEEN THE NORTHWEST MONUMENT CORNER AND THE FOUND REBAR AND CAP STAMPED STEPHEN DEAN 4036.; RUNNING THENCE N.24°58'00"W., A DISTANCE OF 330.07 FEET TO THE POINT OF CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.65°02'00"E., A RADIAL DISTANCE OF 812.66 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°03'00", A DISTANCE OF 199.28 FEET, THENCE N.10°55'00"W., A DISTANCE OF 561.11 FEET TO THE POINT OF CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.79°05'00"E., A RADIAL DISTANCE OF 214.29 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°30'00", A DISTANCE OF 87.89 FEET, THENCE N.12°35'00"E., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.77°25'00"W., A RADIAL DISTANCE OF 299.20 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°46'30", A DISTANCE OF 150.26 FEET, THENCE N.16°11'30"W., A DISTANCE OF 191.00 FEET, THENCE N.19°59'20"W., A DISTANCE OF 118.55 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°24'28"E., A RADIAL DISTANCE OF 705.26 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°49'47", A DISTANCE OF 145.61 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.03°00'08"E., A DISTANCE OF 118.06 FEET; THENCE N.01°13'12"W., A DISTANCE OF 107.69 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.73°16'02"W., A RADIAL DISTANCE OF 31.95 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°72'11"4", A DISTANCE OF 126.77 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.77°14'57"W., A RADIAL DISTANCE OF 266.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 35°53'39", A DISTANCE OF 167.22 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.76°59'59"E., A RADIAL DISTANCE OF 337.75 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°47'04", A DISTANCE OF 104.84 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.01°27'21"E., A DISTANCE OF 454.59 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.74°49'13"W., A RADIAL DISTANCE OF 310.09 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°35'21", A DISTANCE OF 160.14 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.24°36'03"W., A DISTANCE OF 149.58 FEET; THENCE S.01°35'53"W., A DISTANCE OF 107.85 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.80°57'10"W., A RADIAL DISTANCE OF 174.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°08'06", A DISTANCE OF 119.40 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.39°15'38"E., A RADIAL DISTANCE OF 1,050.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°16'18", A DISTANCE OF 206.70 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.40°14'14"W., A DISTANCE OF 81.27 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.45°15'25"W., A RADIAL DISTANCE OF 101.07 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 87°11'24", A DISTANCE OF 153.80 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.63°52'34"W., A RADIAL DISTANCE OF 1,368.49 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°41'28", A DISTANCE OF 64.27 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.76°07'20"W., A RADIAL DISTANCE OF 469.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°22'49", A DISTANCE OF 158.64 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.55°44'00"E., A RADIAL DISTANCE OF 1,595.91 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°02'25", A DISTANCE OF 168.25 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.61°29'48"W., A RADIAL DISTANCE OF 216.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 32°13'06", A DISTANCE OF 121.69 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.19°01'14"W., A RADIAL DISTANCE OF 110.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°47'12", A DISTANCE OF 99.92 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.43°19'36"W., A DISTANCE OF 174.94 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.58°08'08"W., A RADIAL DISTANCE OF 565.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°17'00", A DISTANCE OF 170.54 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.26°10'52"W., A RADIAL DISTANCE OF 401.94 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°11'06", A DISTANCE OF 197.72 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.14°25'29"E., A DISTANCE OF 129.05 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 80°03'25", A DISTANCE OF 180.32 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.74°44'20"E., A RADIAL DISTANCE OF 2,346.43 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°04'48", A DISTANCE OF 289.95 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.34°39'38"E., A DISTANCE OF 192.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.79°47'50"E., A RADIAL DISTANCE OF 47.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 68°17'52", A DISTANCE OF 56.20 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.77°25'52"E., A DISTANCE OF 44.24 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.04°50'46"W., A RADIAL DISTANCE OF 155.32 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30°31'06", A DISTANCE OF 82.73 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.58°06'05"E., A DISTANCE OF 228.73 FEET; THENCE N.85°55'48"E., A DISTANCE OF 31.22 FEET; THENCE S.71°13'45"E., A DISTANCE OF 160.97 FEET; THENCE N.71°32'34"E., A DISTANCE OF 35.70 FEET TO THE POINT OF TERMINUS.

EXCEPTIONS:

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023–2024, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022–2023. FIRST INSTALLMENT: \$928.26, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$928.26, OPEN PENALTY: \$0.00 TAX RATE AREA: 106002 A. P. NO.: 026–420–007–000
- THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2014–1 (CLEAN ENERGY), AS DISCLOSED BY A MAP FILED AUGUST 27, 2015 IN BOOK 5, PAGE 98 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- AN EASEMENT FOR A SINGLE LINE OF POLES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1922 IN BOOK 146 OF DEEDS, PAGE 332. IN FAVOR OF: MT. SHASTA POWER CORPORATION, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1975 AS BOOK 1313, PAGE 345 OF OFFICIAL RECORDS. IN FAVOR OF: BARBARA ANN TAYLOR AFFECTS: AS DESCRIBED THEREIN
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD MAINTENANCE AGREEMENT" RECORDED JUNE 29, 1978 AS BOOK 1534, PAGE 213 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD EASEMENT AND PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1980 AS BOOK 1759, PAGE 160 OF OFFICIAL RECORDS. IN FAVOR OF: PAUL E. DUBOIS, ET UX AFFECTS: AS DESCRIBED THEREIN
- THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: VARIOUS NOTES AND RECITALS
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: POWER AND PHONE UTILITY,POLE LINE, PRIVATE ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$35,000.00 RECORDED SEPTEMBER 24, 1991 AS INSTRUMENT NO. 1991-40365 OF OFFICIAL RECORDS. DATED: SEPTEMBER 17, 1991 TRUSTOR: JAMI L. SORVARI, A MARRIED WOMAN TRUSTEE: TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION BENEFICIARY: TRINITY PACIFIC WOOD PRODUCTS, A CALIFORNIA CORPORATION a. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE: i. ORIGINAL NOTE AND DEED OF TRUST. ii. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES. iii. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY. b. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES. c. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY. ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST HAS BEEN ASSIGNED TO WANDA R. EDGREN BY VARIOUS ASSIGNMENTS, THE LAST OF WHICH WAS RECORDED MAY 31, 2000 AS INSTRUMENT NO. 2000-19160 OF OFFICIAL RECORDS.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$11,250.05 RECORDED MARCH 11, 1999 AS INSTRUMENT NO. 1999-9876 OF OFFICIAL RECORDS. DATED: FEBRUARY 22, 1999 TRUSTOR: BRETT BOTHWELL, AN UNMARRIED MAN AND GARY E. BOTHWELL, A SINGLE MAN, AS JOINT TENANTS TRUSTEE: PLACER TITLE COMPANY, A CALIFORNIA CORPORATION BENEFICIARY: JANET A. RODGERS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY a. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE: i. ORIGINAL NOTE AND DEED OF TRUST. ii. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES. iii. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY. b. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES. c. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

- AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1975 AS BOOK 1313, PAGE 345 OF OFFICIAL RECORDS. IN FAVOR OF: BARBARA ANN TAYLOR AFFECTS: AS DESCRIBED THEREIN
- THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: VARIOUS NOTES AND RECITALS
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: POWER AND PHONE UTILITY,POLE LINE, PRIVATE ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$35,000.00 RECORDED SEPTEMBER 24, 1991 AS INSTRUMENT NO. 1991-40365 OF OFFICIAL RECORDS. DATED: SEPTEMBER 17, 1991 TRUSTOR: JAMI L. SORVARI, A MARRIED WOMAN TRUSTEE: TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION BENEFICIARY: TRINITY PACIFIC WOOD PRODUCTS, A CALIFORNIA CORPORATION a. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE: i. ORIGINAL NOTE AND DEED OF TRUST. ii. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES. iii. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY. b. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES. c. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY. ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST HAS BEEN ASSIGNED TO WANDA R. EDGREN BY VARIOUS ASSIGNMENTS, THE LAST OF WHICH WAS RECORDED MAY 31, 2000 AS INSTRUMENT NO. 2000-19160 OF OFFICIAL RECORDS.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$11,250.05 RECORDED MARCH 11, 1999 AS INSTRUMENT NO. 1999-9876 OF OFFICIAL RECORDS. DATED: FEBRUARY 22, 1999 TRUSTOR: BRETT BOTHWELL, AN UNMARRIED MAN AND GARY E. BOTHWELL, A SINGLE MAN, AS JOINT TENANTS TRUSTEE: PLACER TITLE COMPANY, A CALIFORNIA CORPORATION BENEFICIARY: JANET A. RODGERS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY a. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE: i. ORIGINAL NOTE AND DEED OF TRUST. ii. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES. iii. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY. b. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES. c. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.

- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$35,000.00 RECORDED SEPTEMBER 24, 1991 AS INSTRUMENT NO. 1991-40365 OF OFFICIAL RECORDS. DATED: SEPTEMBER 17, 1991 TRUSTOR: JAMI L. SORVARI, A MARRIED WOMAN TRUSTEE: TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION BENEFICIARY: TRINITY PACIFIC WOOD PRODUCTS, A CALIFORNIA CORPORATION a. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE: i. ORIGINAL NOTE AND DEED OF TRUST. ii. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES. iii. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY. b. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES. c. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY. ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST HAS BEEN ASSIGNED TO WANDA R. EDGREN BY VARIOUS ASSIGNMENTS, THE LAST OF WHICH WAS RECORDED MAY 31, 2000 AS INSTRUMENT NO. 2000-19160 OF OFFICIAL RECORDS.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$11,250.05 RECORDED MARCH 11, 1999 AS INSTRUMENT NO. 1999-9876 OF OFFICIAL RECORDS. DATED: FEBRUARY 22, 1999 TRUSTOR: BRETT BOTHWELL, AN UNMARRIED MAN AND GARY E. BOTHWELL, A SINGLE MAN, AS JOINT TENANTS TRUSTEE: PLACER TITLE COMPANY, A CALIFORNIA CORPORATION BENEFICIARY: JANET A. RODGERS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY a. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE: i. ORIGINAL NOTE AND DEED OF TRUST. ii. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES. iii. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY. b. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES. c. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 07, 2005 AS INSTRUMENT NO. 2005-31976 OF OFFICIAL RECORDS. IN FAVOR OF: THOMAS G. NIHART AND MELANIE G. NIHART, HUSBAND AND WIFE AS JOINT TENANTS AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR RIGHT OF WAY AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 2007 AS INSTRUMENT NO. 2007-54114 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AFFECTS: AS DESCRIBED THEREIN

ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) B, C AND D HEREIN DESCRIBED.

RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

2770 SHADELANDS DR
BUILDING 11
WALNUT CREEK, CA 94598

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630

23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT NO:	HWY 299 & OAK RUN RD
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW/WDL

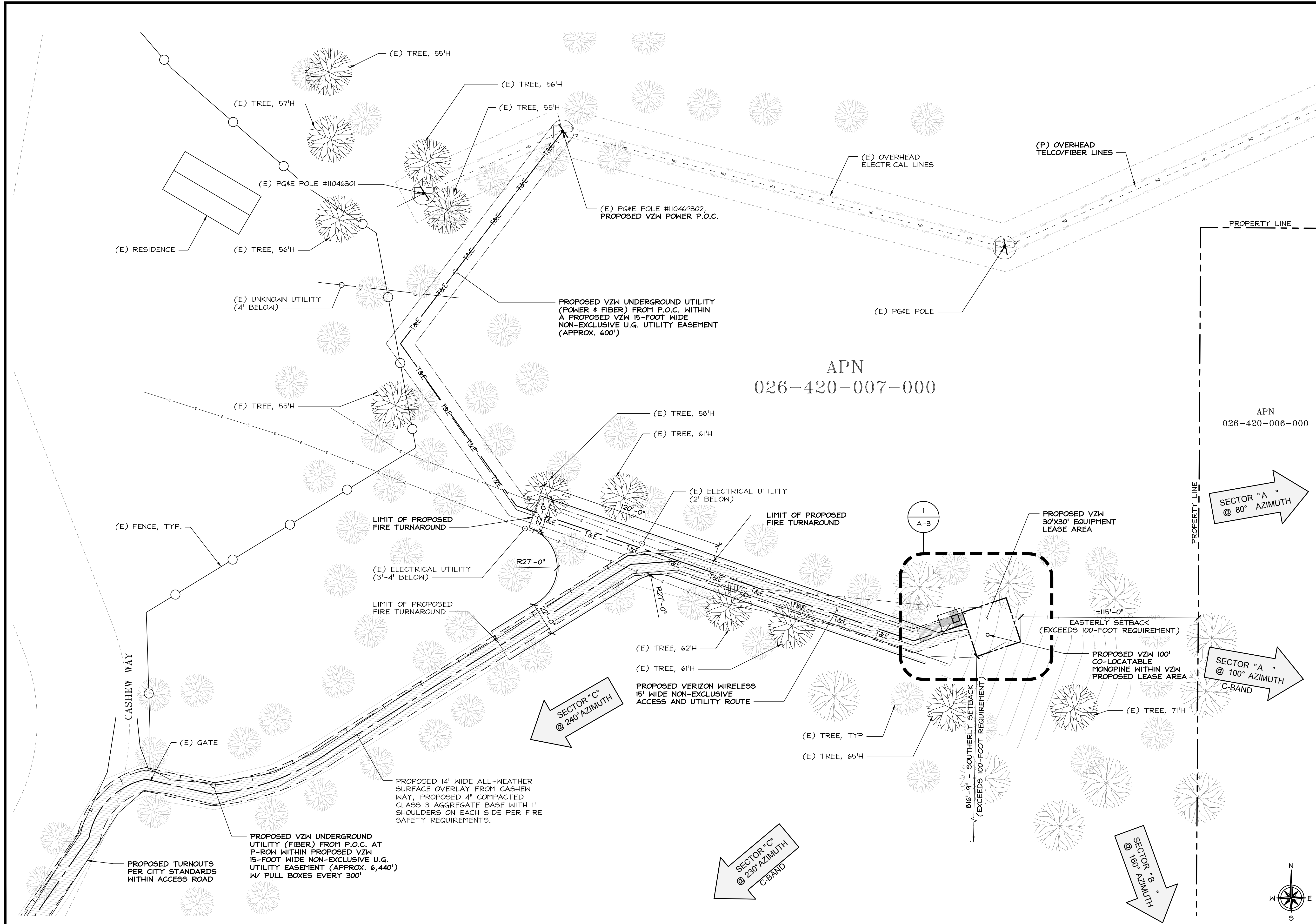
1	03/13/2024	REV FINAL SURVEY (PTR)	NC	
B	06/06/2023	FINAL SURVEY (PTR)	NC	
A	5/30/2023	SURVEY FIRST DRAFT	KT	
REV	DATE	DESCRIPTION		

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.

HWY 299 & OAK RUN RD
A.P.N. 026-420-007
16301 CASHEW WAY,
BELLA VISTA, CA 96008
SITE EXHIBIT

SHEET TITLE
TITLE & EXCEPTIONS
INFORMATION

SHEET NUMBER
C-3



APN
026-420-007-000

APN
026-420-006-000

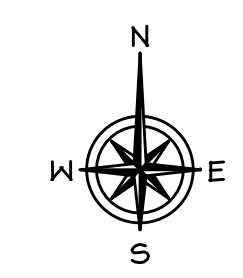
SECTOR "A"
@ 80° AZIMUTH

SECTOR "A"
@ 100° AZIMUTH
C-BAND

SECTOR "C"
@ 240° AZIMUTH

SECTOR "C"
@ 230° AZIMUTH
C-BAND

SECTOR "B"
@ 180° AZIMUTH



ENLARGED OVERALL SITE PLAN

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"
30' 15' 0' 30'

2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: HWY 299 & OAK RUN RD

DRAWN BY: RN

CHECKED BY: SS

REV	DATE	DESCRIPTION
5	12/04/2024	PC-CO-LOCATABLE
4	02/29/2024	PLANNING COMMENTS
3	09/14/2023	PCC
2	06/06/2023	PER REDLINES
1	05/17/2023	UPDATED PER SURVEY
0	03/08/2023	100% ZD's FOR SUBMITTAL
B	01/20/2023	95% ZD's FOR APPROVAL
A	01/06/2023	90% ZD's FOR REVIEW

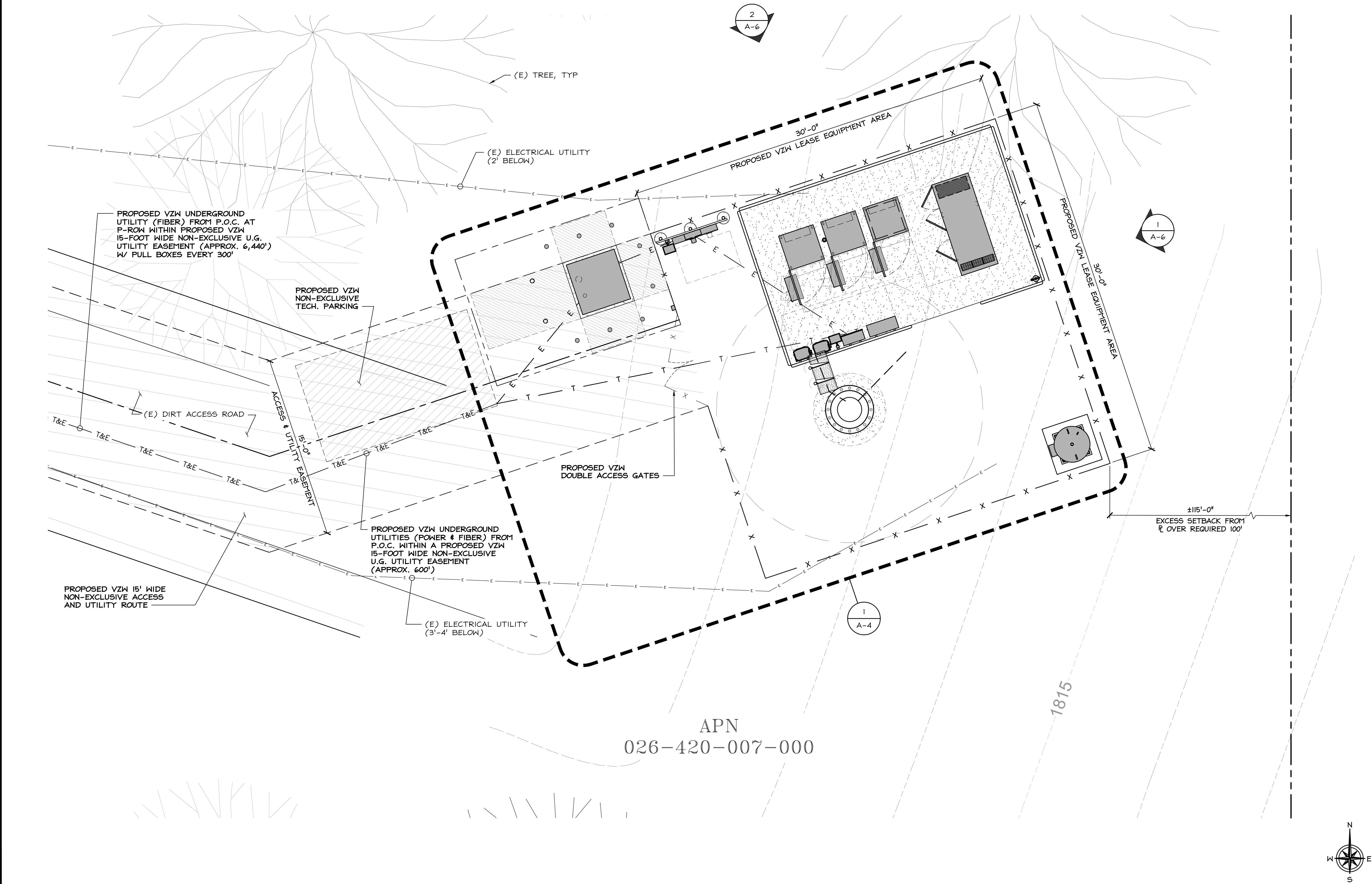
NOT TO BE USED
FOR CONSTRUCTION

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ENGINEER, TO ALTER THIS DOCUMENT.

HWY 299 & OAK RUN RD
MONOPINE:
16301 CASHEW WAY
BELLA VISTA, CA 96008

SHEET TITLE
ENLARGED OVERALL
SITE PLAN

SHEET NUMBER
A-2



verizon[✓]
2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: HWY 299 & OAK RUN RD
DRAWN BY: RN
CHECKED BY: SS

REV	DATE	DESCRIPTION	
5	12/04/2024	PC-CO-LOCATABLE	SS
4	02/29/2024	PLANNING COMMENTS	DW
3	09/14/2023	PCC	LS
2	06/06/2023	PER REDLINES	SS
1	05/17/2023	UPDATED PER SURVEY	RN
0	03/08/2023	100% ZD's FOR SUBMITTAL	LS
B	01/20/2023	95% ZD's FOR APPROVAL	NC
A	01/06/2023	90% ZD's FOR REVIEW	RN/LS

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FOR CONSTRUCTION**

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DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

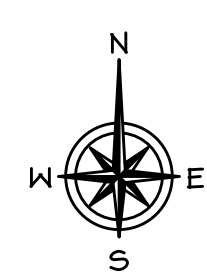
HWY 299 & OAK RUN RD
MONOPINE:
16301 CASHEW WAY
BELLA VISTA, CA 96008

SHEET TITLE
ENLARGED SITE PLAN

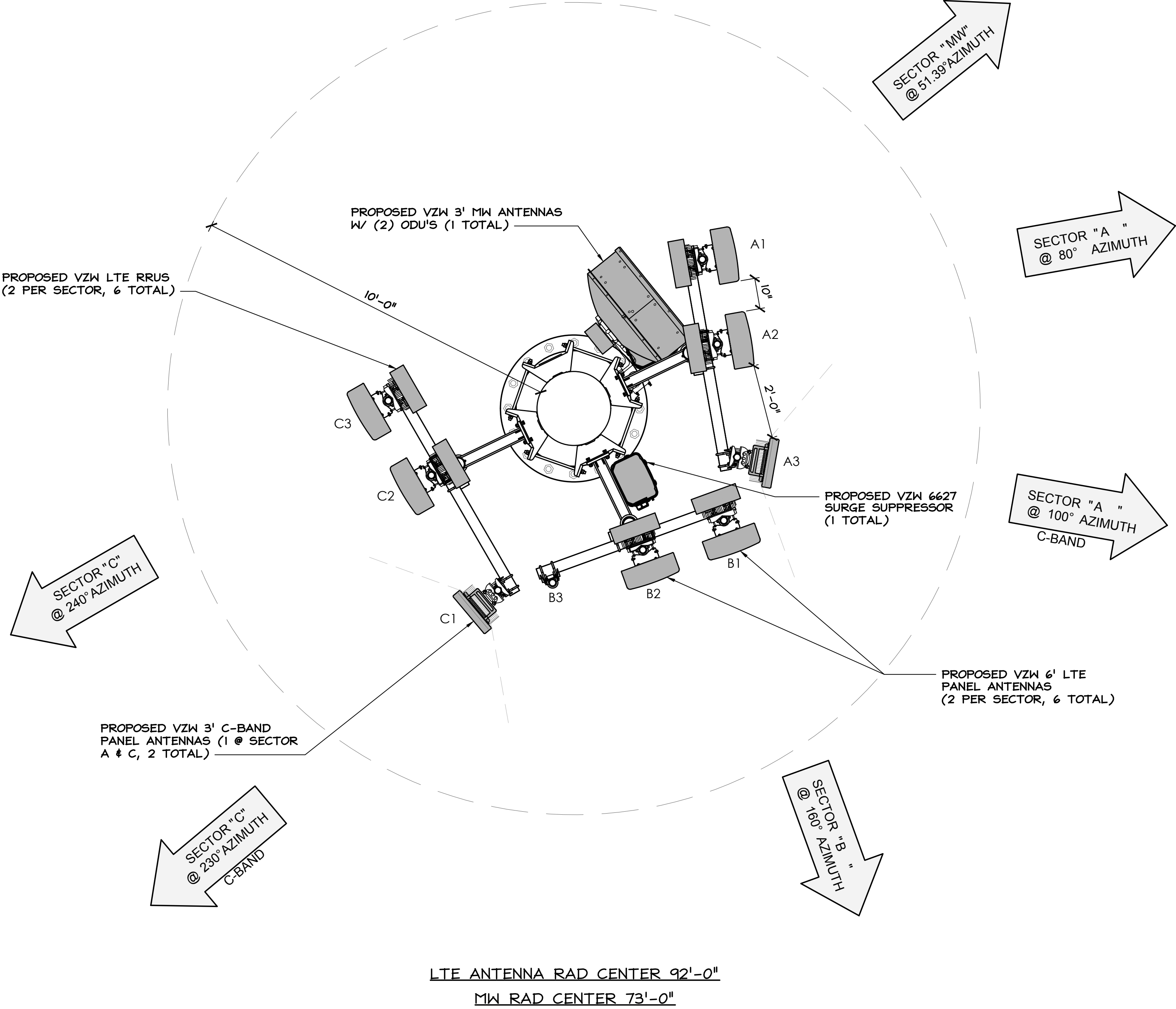
SHEET NUMBER
A-3

ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0' 4'



- NOTES:
1. NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR WRAPPED IN SOCKS TO MATCH MONOPINE.
 2. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.



verizon

2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: HWY 299 & OAK RUN RD

DRAWN BY: RN

CHECKED BY: SS

REV	DATE	DESCRIPTION	
5	12/04/2024	PC-CO-LOCATABLE	SS
4	02/29/2024	PLANNING COMMENTS	DW
3	09/14/2023	PCC	LS
2	06/06/2023	PER REDLINES	SS
1	05/17/2023	UPDATED PER SURVEY	RN
0	03/08/2023	100% ZD's FOR SUBMITTAL	LS
B	01/20/2023	95% ZD's FOR APPROVAL	NC
A	01/06/2023	90% ZD's FOR REVIEW	RN/LS

NOT TO BE USED
FOR CONSTRUCTION

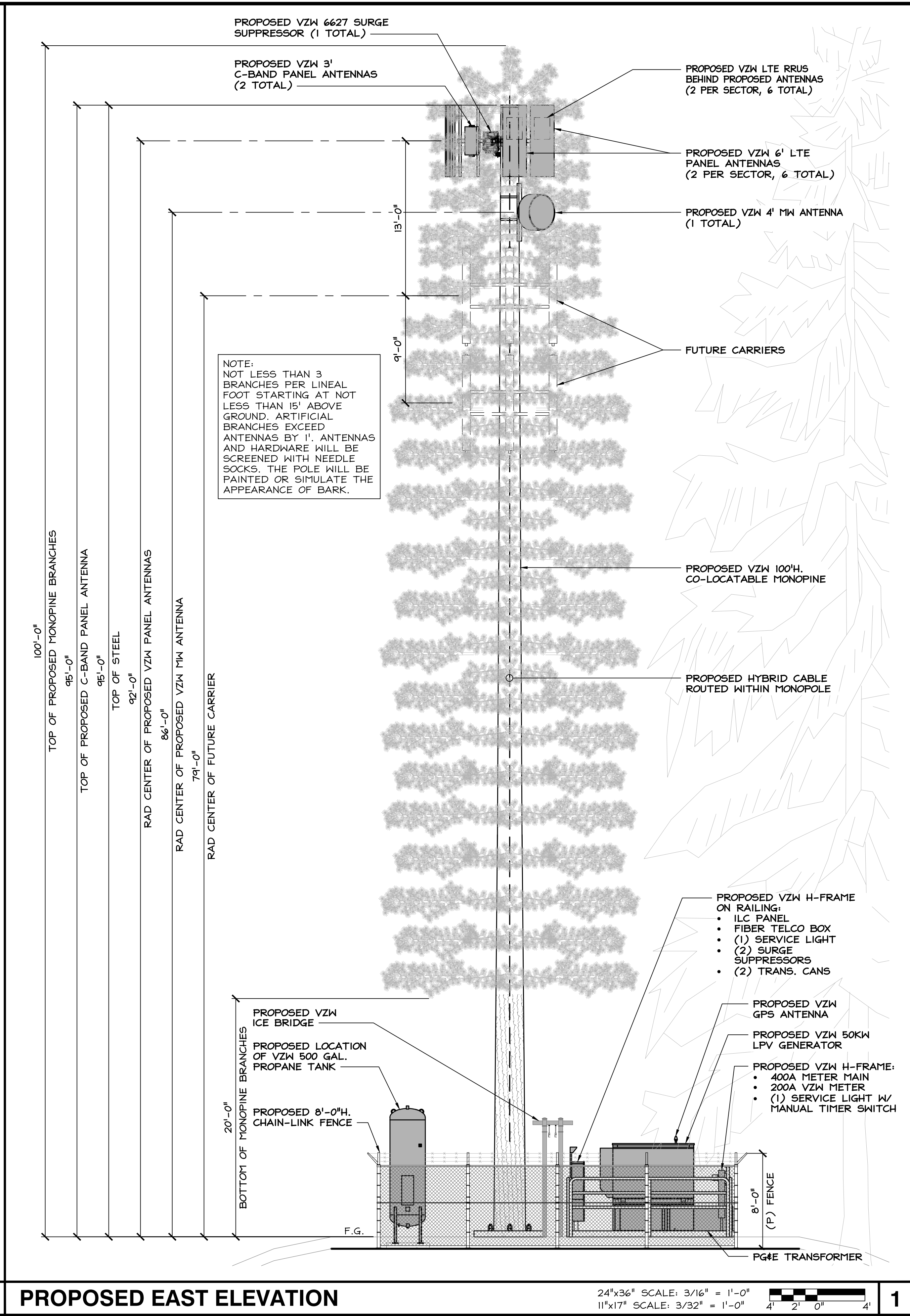
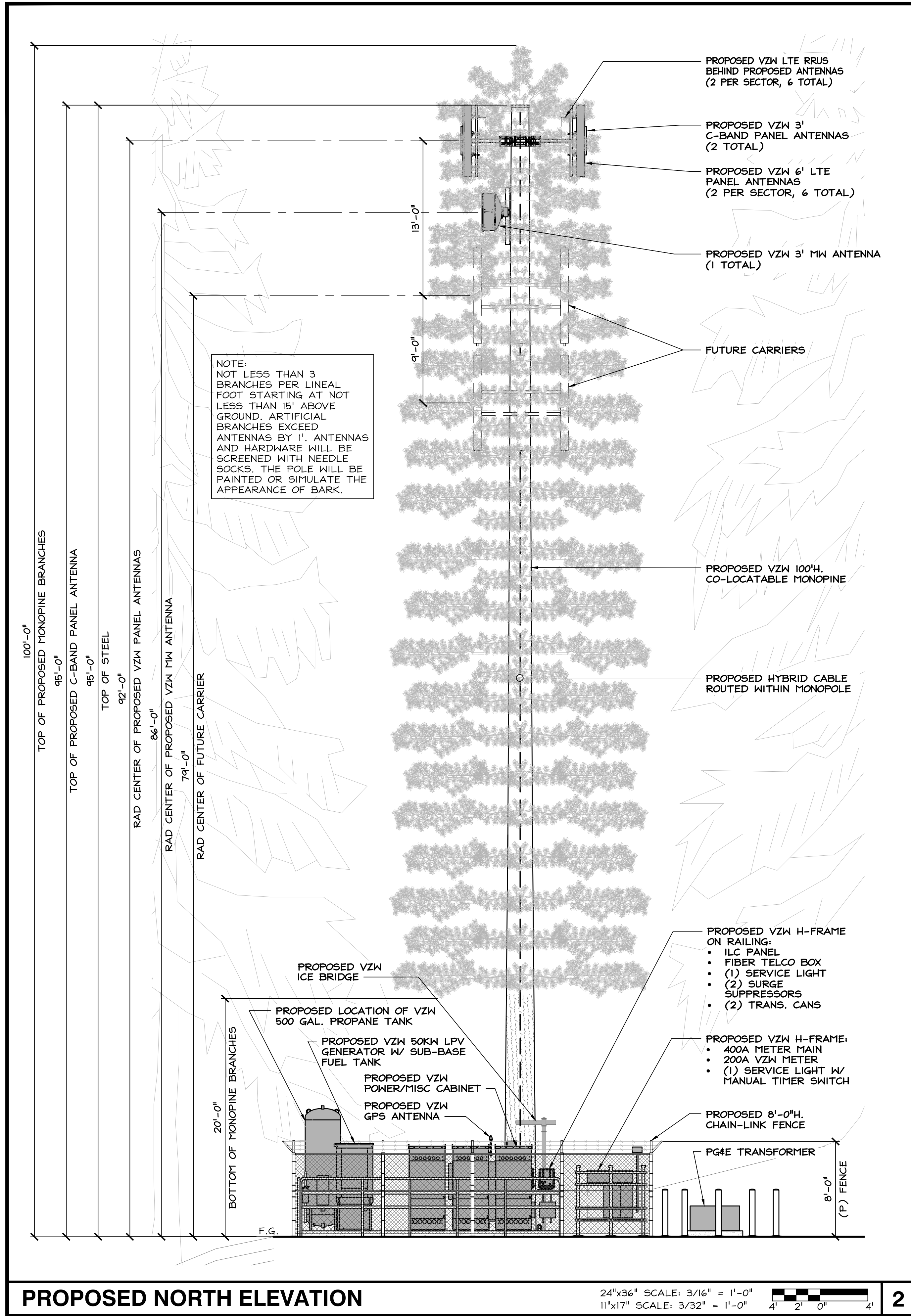
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

HWY 299 & OAK RUN RD
MONOPINE:
16301 CASHEW WAY
BELLA VISTA, CA 96008

SHEET TITLE
ANTENNA LAYOUT PLAN

SHEET NUMBER

A-5



2770 SHADELANDS DR.
BUILDING 11
WALNUT CREEK, CA 94598

1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID: HWY 299 & OAK RUN RD

DRAWN BY:	RN
CHECKED BY:	SS

5	12/04/2024	PC-CO-LOCATABLE	SS
4	02/29/2024	PLANNING COMMENTS	DW
3	09/14/2023	PCC	LS
2	06/06/2023	PER REDLINES	SS
1	05/17/2023	UPDATED PER SURVEY	RN
0	03/08/2023	100% ZD's FOR SUBMITTAL	LS
B	01/20/2023	95% ZD's FOR APPROVAL	NC
A	01/06/2023	90% ZD's FOR REVIEW	RN/LS
REV	DATE	DESCRIPTION	

NOT TO BE USED FOR CONSTRUCTION

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.

HWY 299 & OAK RUN RD
MONOPINE:
16301 CASHEW WAY
BELLA VISTA, CA 96008

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-6



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EXISTING



PROPOSED MONOPINE

PROPOSED LOOKING NORTHWEST FROM HIGHWAY 299



EXISTING



PROPOSED

LOOKING NORTHEAST FROM HIGHWAY 299



EXISTING



PROPOSED

LOOKING NORTHEAST FROM HIGHWAY 299



EXISTING



PROPOSED

LOOKING NORTHWEST FROM HIGHWAY 299

From: [Iacona, Erika@Wildlife](mailto:Iacona,Erika@Wildlife)
To: [Elisabeth Towers](#)
Cc: [Hawk, Debra@Wildlife](mailto:Hawk,Debra@Wildlife)
Subject: Early Consultation for UP 23-0008
Date: Friday, December 22, 2023 2:52:59 PM
Attachments: [image001.png](#)

EXTERNAL SENDER: Do not follow links or open attachments unless you recognize the sender and know the content is safe.

Dear Elisabeth Towers,

The California Department of Fish and Wildlife (CDFW) has received the consultation request for UP 23-0008, a proposal to construct, operate and maintain a new wireless telecommunication facility in Bella Vista, Shasta County (Project). As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

CDFW has reviewed the Agency Referral Packet. The Project has the potential to impact sensitive biological resources known to occur in this area of Shasta County; therefore, a thorough biological assessment of the Project area should be performed, and supplemental species-specific surveys should be conducted for those with potential to occur, prior to Project approval. Any biological assessments and survey results should be provided in the draft environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures to be employed to reduce impacts to less than significant. Please note that submitting biological assessment reports and survey results for CDFW review early in the Project development process (well before the release of the draft environmental document) will allow CDFW to provide more thorough and meaningful comments to assist the Lead Agency in adequately avoiding and minimizing impacts to biological resources, which is likely to aid in a more efficient CEQA review process for the Lead Agency.

Biological Surveys

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

implementation.

The following information should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common species, special status plants and wildlife species, habitat observed onsite at the time of the survey(s), and invasive plant species.
4. Rare/local/unusual species and habitats present during the survey(s).
5. A thorough assessment of rare plants and sensitive natural communities should be conducted following [CDFW's March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#).
6. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Please refer to [CDFW's Survey and Monitoring Protocol Guidelines](#) for some special status species that have potential to occur. For those species not included in the above link, species-specific survey procedures should be developed in consultation with CDFW and/or otherwise approved by CDFW.
8. Impacts to wildlife movement areas, wildlife corridors, and other critical seasonal-use areas should be fully evaluated, and impact analysis provided.
9. A delineation of all wetlands, lakes, streams, and any associated riparian habitats (as defined by the State of California) should be performed. A thorough impact analysis should also be included for any potentially affected wetlands, lakes, streams, and riparian habitat found onsite and offsite. The delineation report should include a preliminary jurisdictional delineation, including wetlands identification pursuant to the U. S. Fish and Wildlife Service wetland definition, as adopted by CDFW, and should be provided for agency and public review. Please note that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers. In addition to "federally protected wetlands" (see CEQA Appendix G (IV)(c)), CDFW considers impacts to any wetlands (as defined by CDFW) as potentially significant.
10. Thorough discussion of direct and indirect Project-related impacts, including adverse impacts and/or beneficial impacts, to all biological resources. This should include quantitative impact numbers to species and acreage of habitat(s). Impacts analysis should include all components of the Project including pre-construction activities, active construction activities, long-term management activities of the facility and decommissioning of the facility.
11. Avoidance and minimization, and mitigation measures, if warranted, for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed. All measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of onsite habitat restoration or enhancement should be discussed. If onsite mitigation is not feasible, offsite mitigation through habitat creation, enhancement, acquisition, and/or preservation in perpetuity should be addressed.

Several CESA-listed species have the potential to occur within or adjacent to the Project area including, Shasta salamander (*Hydromantes shastae*) and Shasta snow wreath (*Neviusia cliftonii*). Please be advised that a CESA permit must be obtained if the Project has the potential to result in “take”, as that term is defined in §86 of the Fish and Game Code, (hunt, pursue, catch, capture, kill, or attempt thereof) of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will result in the take of a CESA-listed species, early consultation is encouraged, as significant modification to the Project may be necessary to minimize and fully mitigate impacts as required by Fish and Game Code Section 2081(b)(2). Information for obtaining a CESA permit is available here: [CESA Permit Information](#).

Nesting Birds

The Project contains suitable habitat for nesting birds. Nesting migratory birds and raptors, if present, could be directly or indirectly impacted by construction, land modification, and vegetation removal activities. Direct effects could include mortality resulting from vegetation removal and/or construction equipment operating in an area containing an active nest with eggs or chicks. Indirect effects could include nest abandonment by adults in response to loud noise levels, human encroachment, or a reduction in the amount of food available to young birds due to changes in feeding behavior by adults. Implementation of nest season surveys, outlined below, would ensure that impacts to nesting birds are less than significant.

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

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

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

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

history of the species identified during the survey, as well as ongoing monitoring by biologists.

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

Bats

Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment (Fish and Game Code, § 4150; Cal. Code of Regs, § 251.1). Trees that contain cavities, crevices, or exfoliated bark have high potential to be used by various bat species. If land alteration and/or development of the subdivided parcels will encroach upon or remove trees with the above-referenced characteristics, a thorough survey of the large trees should be conducted by a qualified biologist familiar with these features to determine if tree features and habitat elements are present.

CDFW strongly encourages removal of trees and/or structures suitable for roosting bats to occur in Fall, outside of the bat maternity season (March 1 – August 31) and outside of bat hibernacula (November 1 – March 1). If Project scheduling does not allow for work to be performed outside of these dates, humane evictions should be conducted during seasonal periods of bat activity, which may vary by year, location, or species, and must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed, along with certain tree limbs, on the first day, with the remainder of the habitat tree(s) being removed on the second day. This two-step process changes the microhabitat of the area, causing bats to vacate under their own volition, therefore minimizing direct and indirect impacts to bat species.

Lake and Streambed Alteration Agreement

CDFW's Biogeographic Information and Observation System indicates several streams flow through the Project area into Little Cow Creek. Fish and Game Code Section 1602 requires any person, state or local governmental agency, or public utility to notify CDFW prior to beginning any activity that may do one or more of the following:

1. Substantially divert or obstruct the natural flow of the bed, channel, or bank of any river, stream, or lake; or
2. Substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or
3. Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

To obtain information about the 1600 Notification process, please access the Department's website at: <https://www.wildlife.ca.gov/Conservation/LSA>.

Avoiding Inadvertent Wildlife Entrapment

If Project activities include trenching or excavating, CDFW recommends securely covering any open trench or excavation prior to stopping work each day and/or a wildlife exit ramp should be installed to prevent wildlife entrapment. If pipes are left out onsite, CDFW recommends inspection for wildlife prior to burying, capping, moving, or filling.

Fencing

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

Lighting

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

Low Impact Development

CDFW recommends the implementation of Low Impact Development (LID) strategies to ensure no-net-increase in stormwater runoff in newly developed areas. LID strategies include permeable pavement, vegetated stormwater bio-swales and retention basins to treat, retain and infiltrate stormwater runoff on-site. These LID strategies are typically designed to prevent project generated stormwater runoff from exceeding that of a 10-year storm event, to protect water quality and manage stormwater as close to its source as possible, thus mitigating potential flooding and the outflow of pollutants. Ideally, post project stormwater run-off volume, rate and duration will match pre-project conditions and hydro modification would not occur as a result of the Project. CDFW supports the use of LID strategies because they minimize impacts to aquatic habitats by filtering out pollutants, decrease peak flows, minimize erosion, and increase ground water recharge. The retention of ground water maintains summertime low-flows in our local waterways, which is a valuable resource to our regional ecology.

Native Vegetation in Landscaping

The Project includes landscaping, thus, CDFW encourages landscaping with vegetation native to the local area. Benefits of utilizing native vegetation in landscaping are numerous and include providing vital resources for native wildlife such as hummingbirds and other beneficial pollinators, conserving water, reducing pesticide use, and reducing landscaping maintenance. The California Native Plant Society (CNPS) website includes a variety of useful information and tools to help determine which native species occur in a particular area, information on care and maintenance of native species, and contacts for purchasing native plants or seeds. The CNPS tool [Calscape](#) generates a list of native plants that grow in an area based on a specific address and can be used to develop a planting palette for landscaping plans. For more information regarding the importance of using native species in landscaping, please refer to the CNPS Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation.

Submitting Data

CEQA requires that information developed in environmental documents be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Public Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the CNDDDB. Use this link to access the [CNDDDB field survey form](#) and this link for additional information on the type of [information reported to CNDDDB](#). The completed form can be mailed electronically to: CNDDDB@wildlife.ca.gov

-

Conclusion

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

Please send all future consultation requests to R1CEQARedding@wildlife.ca.gov.

Happy Holidays!

Erika

--

Erika Iacona
Senior Environmental Scientist, Specialist
RI Interior Habitat Conservation Planning
(530) 806-1389
601 Locust Street
Redding, CA 96001



Central Valley Regional Water Quality Control Board

17 January 2024

Elisabeth Towers
Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

COMMENTS ON USE PERMIT 23-0008, VERIZON WIRELESS, APN NUMBER 026-420-007, BELLA VISTA, SHASTA COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 22 December 2023, we received your request for comments on Use Permit 23-0008 (Project).

The applicant, Verizon Wireless, proposes a new wireless telecommunications facility consisting of a 100-foot tall monopine with a 30-foot by 30-foot equipment area. The project will include improved access from Cashew Way to the proposed tower location and associated lease area. The Project site is located approximately 0.25 miles northwest of the intersection of Du Bois Road and Cashew Way on the east side of Cashew Way in Bella Vista.

Based on our review of the information submitted for the proposed project, we have the following comments:

Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers. The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State

MARK BRADFORD, CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) (https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources).

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [NPDES 2022 Construction Stormwater General Permit | California State Water Resources Control Board](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html) (https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html).

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) (https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources).

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

(for) Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

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

December 11, 2023

Elizabeth Towers
Shasta County Department of Resource Management Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

IC File # NE23-528 Project Review

RE: Use Permit 23-0008 / Bothwell
T34N, R2W, Sections 35 & 36 MDBM
USGS Devil's Rock 7.5' (1990) & Bollibokka Mountain 15' (1957) quadrangle maps
106.3 acres (Shasta County)

Elizabeth Towers:

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 Shasta 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, eleven 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

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 Shasta 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 Devil's Rock 7.5' (1990) & Bollibokka Mountain 15' (1957) quadrangle maps depict archaeological sensitive areas within the project's region such as a tributary and roads. Little Cow Creek, Cedar Creek, roads, structures, foundations, Highway 299, a water tank, a gravel pit, additional waterways, and trails are located in the general project vicinity.

The project is located in a region utilized by Yana 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 low sensitivity 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.

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

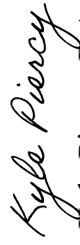
If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American 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 #12918). Thank you for your dedication preserving Shasta 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,

A handwritten signature in cursive script that reads "Kyle Piercy".

Kyle Piercy, B.A.
Senior Research Associate
Northeast Information Center
(530) 898-6256