

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Use Permit 23-0006 Verizon Wireless

Lead Agency: Shasta County Department of Resource Management – Planning Division Contact Person: Tara Petti, Senior Planner

Mailing Address: 1855 Placer Street, Suite 103

Phone: (530) 225-5532

City: Redding, CA

Zip: 96001

County: Shasta

Project Location: County: Shasta

City/Nearest Community: Bella Vista, CA

Cross Streets: Sugar Pine Camp Road, State Hwy 299E

Zip Code: 96008

Lat. / Long.: 40° 42' 52.07" N/ 122° 05' 10.25" W

Total Acres: 38.11

Assessor's Parcel No.: 097-090-020

Section: 15

Twp.: 33N

Range: 2W

Base: MDMB

Within 2 Miles: State Hwy #: CA 299 East

Waterways: Little Cow Creek and Cedar Creek

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:

CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

Draft EIR
 Supplement/Subsequent EIR
(Prior SCH No.) _____
Other _____

NEPA: NOI
 EA
 Draft EIS
 FONSI

Other: Joint Document
 Final Document
 Other _____

Local Action Type:

General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan

Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

Annexation
 Redevelopment
 Coastal Permit
 Other _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____

Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Wireless Telecommunications Facility

Project Issues Discussed in Document:

Aesthetic/Visual
 Agricultural Land
 Air Quality
 Archeological/Historical
 Biological Resources
 Coastal Zone
 Drainage/Absorption
 Economic/Jobs
 Other _____

Fiscal
 Flood Plain/Flooding
 Forest Land/Fire Hazard
 Geologic/Seismic
 Minerals
 Noise
 Population/Housing Balance
 Public Services/Facilities

Recreation/Parks
 Schools/Universities
 Septic Systems
 Sewer Capacity
 Soil Erosion/Compaction/Grading
 Solid Waste
 Toxic/Hazardous
 Traffic/Circulation

Vegetation
 Water Quality
 Water Supply/Groundwater
 Wetland/Riparian
 Wildlife
 Growth Inducing
 Land Use
 Cumulative Effects

Present Land Use/Zoning/General Plan Designation: Unclassified (U) / Rural Residential B (RB)

Project Description:

The project is a use permit application to construct, operate, and maintain an unmanned commercial wireless telecommunications facility within a 40-foot by 60-foot ground lease area on an undeveloped parcel. The project site is accessed by an existing 12 to 14-foot wide, 1,300-foot-long unimproved driveway. The equipment and tower would be constructed on a previously-disturbed portion of the subject property, at the apex of a hill approximately 1,376 feet in elevation. The lease area would be graded and enclosed by an 8-foot-tall chain-link fence and gate. Proposed improvements include a 100-foot-tall co-locatable monopine tower with one (1) tri-sector antenna mount with three (3) antennas per sector, two (2) microwave dishes and six (6) remote radio units (RRUs). Ancillary equipment, including one (1) surge suppressor, would be installed on the tower to augment the wireless telecommunication service. Three (3) outdoor equipment cabinets, one (1) telco box, a 400A meter bank, 200A Verizon meter, one (1) surge suppressor, a PG&E transformer, and a 30-kilowatt diesel backup generator with a 203-gallon diesel fuel tank would also be constructed within the lease area. The equipment area would be lighted by five (5) L.E.D work lights with motion sensor control.

Improvements outside of the lease area would include a new connection to an existing power pole on Sugar Pine Camp Road, and installation of an underground utility power line and a fiber optic cable with five (5) pull boxes spaced every 300 feet along the driveway to the project site. Construction of an approximately 1,300-foot-long all-weather gravel access driveway within a proposed 14-foot-wide access and utility easement would include grading to widen the existing driveway to 14 feet in certain places where the driveway is only 12 feet wide and to construct two (2) turnouts to meet fire safety standards. Approximately 43,935 square-feet (just over 1 acre) of grading is proposed to prepare the project site

for construction, to trench for utilities, and to bring the driveway into conformance with the fire safety standards. A stockpile area within the lease area is proposed for temporary storage of graded material before it is hauled off-site. Erosion and sediment control measures during construction are proposed and include a stabilized construction entrance at the base of Sugar Pine Hill Road, and fiber rolls and silt fence installation along the driveway. Excavators, backhoes, bulldozers, trenchers, dump trucks, cranes and similar equipment could all be used for site preparation activities and construction, including clearing, grubbing, and approximately 3,724 cubic yards of grading, trenching, excavation and backfilling for installation of all facility structures, ancillary equipment, fencing, utilities installation (electricity and fiber optic), and driveway construction.

The applicant is requesting an exception from the landscape requirements of the Shasta County Code which requires landscaping to be provided and maintained for the life of the facility to screen any ground structures or equipment.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>2</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>1</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

This project is subject to CCR 15205 and/or 15206 and will require State review.

This project will not require State review.

Local Public Review Period (to be filled in by lead agency)

Starting Date August 8, 2025 Ending Date September 8, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Verizon Wireless
 Address: _____ Address: 2785 Mitchell Drive, Building 9
 City/State/Zip: _____ City/State/Zip: Walnut Creek, CA 94598
 Contact: _____ Phone: _____
 Phone: _____

Signature of Lead Agency Representative:  Date: 8/8/2025