ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Use Permit 23-0006
Verizon Wireless

August 8, 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 23-0006 (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:
Tara Petti, Senior Planner (530) 225-5532

4. Project Location:
The project is located in unincorporated Shasta County, California and more specifically within the County's Eastern Upland Planning Area and unincorporated community of Bella Vista. The project site is an approximately 38.11-acre parcel that is bisected by State Highway 299 East and is accessible from Sugar Pine Camp Road at a point that is approximately 0.2 miles north of the intersection of Sugar Pine Camp Road and State Hwy 299 E. (Assessor Parcel Number 097-090-020).

5. Applicant Name and Address:
Verizon Wireless
2785 Mitchell Drive, Building 9
Walnut Creek, CA 94598

6. General Plan Designation:
Rural Residential B (RB)

7. Zoning:
Unclassified (U)

8. Description of Project:
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 to14-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.

9. Surrounding Land Uses and Setting:

The project site is located on an approximately 38.11-acre parcel that is bisected by State Highway 299 East. The proposed lease area is situated within an approximately 20-acre portion of the parcel that lies west of the highway and is accessed from Sugar Pine Camp Road. This portion of the property is developed with an existing unimproved driveway and landing. The 40-foot by 60-foot project lease area is located on the existing landing, at the apex of a hill approximately 1,376 feet in elevation. The subject parcel is predominantly steeply sloped and forested with vegetation consisting of blue oak/foothill pine forest. The proposed lease area is mostly flat with slopes less than 12% and on-site drainage sheet flows east and west. There are no waterways, creeks, intermittent streams or other water features near the lease area or crossing the access driveway.

Surrounding land uses consist primarily of undeveloped low-density residentially zoned parcels. Adjacent lands to the north, east and south are designated as Rural Residential B (RB) by the Shasta County General Plan and are in the Unclassified (U) zone district. The parcel to the west is designated Public Lands (PUB) and is in the Unclassified (U) zone district.

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

Shasta County Building Division
Shasta County Fire Department
Shasta County Department of Public Works
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 Wintu Tribe of Northern California & Toyon-Wintu Center (Tribe) filed, and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC Section 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 Friday, March 8, 2024. As of Monday, April 8, 2024, no request for consultation on the project was received from the Tribe. Therefore, the requirements of AB52 have been met and no AB52 project consultation with the Tribe 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 section21080.3.2.) 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 of 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 Tara Petti, Senior Planner at (530) 225-5532.

Tara Petti
Senior Planner

8/7/25
Date

Sean Ewing
Director of Resource Management

8/7/2025
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 (June, 2023), the following findings can be made:

a-b) The project is in the Shasta County General Plan Eastern Upland Planning Area where scenic resources are generally characterized by a transition from upland grass and oak woodlands to higher elevation mixed conifer forest. Scenic vistas to the east include Mt. Lassen which is situated with the Eastern Forest Planning Area. The project is also located in a segment of the State Highway 299 East corridor where the General Plan indicates the natural environment is dominant, but this segment is not eligible or designated as scenic highway. The proposed tower is a 100-foot tall monopine structure. The project is located at the top of a hill approximately 1,376 feet in elevation, in a heavily forested area with a mix of conifer and oak trees of varying heights. Topography in the vicinity of the project site is mountainous and distant views are full or partially obstructed by topography and trees. The visual character of the proposed monopine is generally consistent with the visual character of the existing viewshed and is designed to blend in with the mixed oak/conifer forest and it is not visible from a designated scenic highway. Photo simulations of the proposed structure were prepared from four public vantage points: the first from State Highway 299 East looking northeast; the second from Sugar Pine Camp Road looking southeast; the third from State Highway 299 East looking northwest; and the fourth from the intersection of Sugar Pine Camp Road and State Highway 299 East looking east. The view from the second public vantage point is predominantly obstructed by existing vegetation and the view from the third vantage point is completely obstructed by existing topography and vegetation. The upper portions of the proposed monopine is partially visible from public vantage points 1 and 4, however, due the proposed stealthing as a pine tree, it is effectively consistent with the visual character of the existing viewshed and blends in with the surrounding mixed oak/conifer forest. No scenic vista appears visible from public vantage points in the vicinity based on photo simulations submitted with the application. Public views at greater distance and/or from public vantage points not represented in the photo simulations would not be significantly impacted based on the character of the landscape in the vicinity, and the fact that State Highway 299 East is not a designated scenic highway.

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 one thousand five hundred 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 monopine 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 setback approximately 193 feet from the north property line. The view of the proposed lease area from Highway 299 East and Sugar Pine

Camp Road is partially obstructed by existing vegetation and surrounding topography. The photo simulation demonstrates that the tower would be constructed to imitate surrounding pine trees with branching spanning the length of the tower replicating a cylindrical pine tree and concealing antenna with pine needle socks. Construction of the monopine is consistent with the existing visual character and quality of the site and its surroundings. Existing natural vegetation would screen the ground structures and equipment in the same manner as ornamental landscaping. The applicant is therefore requesting an exception to the landscaping standards and is proposing an eight-foot-tall chain link security fence.

Due to the proposed monopine design of the tower, existing tree canopy, 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 five (5) L.E.D., down-directed security lights of 100 watt or less in the vicinity of the ground equipment. The conditions of approval for the project would include a standard condition requiring compliance with Section 17.88.282.E.5 of the 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. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or 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 2016.

b) Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.

c-e) The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code (PRC) section 12220(g)), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The project site may be forest land and/or timberland as defined in the PRC, but the property is not in a Timberland Production zone district. A determination as to whether the project site is forest land and/or timberland is within the jurisdiction of the California Department of Forestry and Fire Protection (CAL FIRE). If CAL FIRE determines that the project is a forest land and/or timberland, the project would as a consequence result in the conversion of forest land. If so, the project may qualify for a Less-Than-Three-Acre Conversion Exemption which would represent a negligible conversion of forest land currently present within Shasta County. If in the future it is proposed to harvest timber outside of the proposed lease area, the presence of the facility and related improvements would not be significantly incompatible with forest management on the remainder of the project site. Regardless of whether the project would qualify for exemption, the potential impacts of the project resulting from the loss forest land or conversion to non-forest use would be less-than-significant based on the scale of the conversion and the feasibility of conduction forest management activities in within the remainder of the project site. 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 proposes a backup generator which would only run during power outages. The project would have impacts on air quality during construction, during infrequent maintenance visits, and during infrequent back-up generator operations when the power fails 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.

In addition, the Shasta County General Plan requires Standard Mitigation Measures (SMMs) or Best Available Mitigation Measures (BAMMs) 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 SMMs and BAMMs, in combination with the limited scope of improvements, infrequent maintenance visits, 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 approximately 2,500 feet to the west. Trenching and backfilling for the electric utility and fiber optic cable would occur on a temporary basis within approximately 2,275 feet away from the nearest residence.

Substantial pollutant and odor concentrations are not anticipated due to the limited scope and duration of construction. Post-construction, the wireless communications facility would be unmanned and require only infrequent maintenance visits. As identified above, the proposed 30-kilowatt diesel generator would operate infrequently during power outages and periodic "exercise" cycling. 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 of 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?				✔

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, and observations on the project site and in the vicinity, and a Biological Resources Assessment (BRA) prepared by Trileaf Corporation (2024) the following findings can be made:

a-b) The project site is previously disturbed and is accessed by an existing unimproved driveway. The area surrounding the project site is existing woodland dominated by mixed stands of mature and juvenile oak species. Oak woodland habitat supports breeding, foraging, and shelter habitat for several species of wildlife. No riparian habitat exists on the project site or immediate vicinity; however, erosion could result in sedimentation in downgradient ephemeral channels and tributaries. Project related construction activities include ground disturbing grading and trenching. Construction of the tower is limited to a 40-foot by 60-foot lease area within an approximately 7,000-square-foot area that has been previously graded and has sparce vegetative cover. Grading for access improvements and trenching for utilities will occur on and adjacent to the existing unimproved driveway. No tree removal is proposed to complete construction or improve the 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 be 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.)

A records search as part of the BRA determined that three (3) listed plant species and species of special concern: Slender Orcutt Grass (Orcuttia tenuis), Shasta snow-wreath (Neviusia cliftonii), Lassics Lupine (Lupinus constancei), and five (5) listed wildlife species and species of special concern: North American Porcupine (Erethizon dorsatum), Northern Spotted Owl (Strix occidentalis caurina), Northwestern Pond Turtle (Actinemys mamorata), Monarch Butterfly (Danaus plexippus), and Western Bumble Bee (Bombus occidentalist) have potential to occur within one mile of the project area. Of those species, it was determined that that there is no potential for the three (3) listed plant species, low potential for four (4) special-status wildlife species and very low potential for one (1) special status wildlife species for occurring within the Biological Study Area (BSA). Potential occurrence was evaluated according to the following criteria: The disturbed nature on and in the immediate vicinity of the project site has greatly reduced the potential for sensitive plant species to occupy the area, few of the habitat components meeting the wildlife species requirements are present the BSA. Biological and botanical surveys of the project site were conducted on May 16, 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. The BRA indicates that no portions of the proposed development footprint contain the important habitat suitability elements for any of the above-listed sensitive wildlife species; none are likely to occur within the proposed development footprint itself. Evidence of surface disturbance on and in the immediate vicinity of the site has greatly reduced the potential for sensitive plant species to occupy the area. No small mammal burrows were observed on or within the immediate vicinity of the site. Therefore, no potentially significant impacts are anticipated to any sensitive plant or wildlife species or their habitat, and the BRA does not recommend further action regarding sensitive wildlife species or plant species.

While no special status species were observed during the BRA conducted at the project site, the trees and shrubs located in the immediate vicinity of the project site provide suitable nesting habitat for several avian species. In addition, monopine telecommunications towers can provide suitable nest sites for raptors and other avian species. Therefore, the BRA recommends that construction activity avoid the avian nesting season (February-August), and further recommends that if construction activity must occur during the nesting season, a qualified biologist should perform a pre-construction clearance survey to determine the presence/absence of nesting activity onsite and in the vicinity of the project site. If no nesting activity is observed , no further action should be required. If nesting activity is observed, construction activity may proceed after the nestlings have fledge or a biological monitor will be present during all construction activity to ensure that construction does not directly or indirectly cause a nest to fail. Due to the potential for nesting birds, raptors and/or bats to be present in the vicinity of the project, Mitigation Measures IV.a.1 is incorporated into the project to avoid potentially significant impacts to nesting birds, raptors and/or bat species that are present

in the project vicinity. 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.

The California Department of Fish and Wildlife (CDFW) provided comments and recommendations during early consultation. They recommended having a qualified biologist conduct a bumble bee habitat assessment and thorough analysis of potential impacts to bumble bees because the project area may contain potentially suitable habitat for these species and ground disturbance and land modification associated with the development of the facility may have the potential to significantly impact local bumble bee populations. The project is outside of the range for the Western bumble bee and the Crotch's bumble bee. Neither species was observed during field surveys by Trileaf Corp and the BRA indicates no potentially significant impacts are anticipated as a result of project construction.

CDFW also recommended that the 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), and if project scheduling does not allow for work to be performed outside of these dates, humane exclusions 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. No trees are proposed to be removed during construction of the telecommunications facility or during improvements to the driveway. Potentially significant impacts to bats are therefore not anticipated and CDFW recommendations regarding tree removal and human exclusions are acknowledged but not applicable to the specific circumstances of the proposal.

No riparian habitat or other sensitive natural community identified in local of regional plans, policies, and regulations or by the CDFW or U.S. Fish and Wildlife Service exist on the property or in the location of proposed improvements.

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 (see also section a-b) above. 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. CDFW provided recommendations to avoid inadvertent wildlife entrapment from trenching. The project will be conditioned such that for all trenching or excavating, any open trench or excavation shall be securely covered prior to stopping work each day and/or a wildlife exit ramp shall be installed to prevent wildlife entrapment. If pipes are left out onsite, inspections for wildlife shall be conducted prior to burying, capping, moving, or filling.

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.

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 following mitigation measures, the impacts on biological resources would 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, avoidance and minimization

measures should be implemented in accordance with recommendations from a qualified biologist. 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. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.

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.

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			✔	
b) Cause a substantial adverse change in the significance of an 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, and observations on the project site and in the vicinity, the following findings can be made:

a-b) 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 in an area considered to be low sensitivity for cultural resources. Therefore, the project would not cause a substantial adverse change in the significance of an historical and/or archeological 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.

Although there is no evidence to suggest that the project would result in any significant effect to historical, archeological, paleontological, or unique geologic resource, or human remains, 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, construction 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.

VI. ENERGY – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy				✔

VI. ENERGY – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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.

VII. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special 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?			✔	

VII. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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. 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, 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 California Building Code, 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 located at the top of a hill on a previously-disturbed landing and is surrounded by existing vegetation. 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. Trenching, excavation, backfilling, gravel resurfacing, driveway surface widening, and construction of two (2) turnouts for emergency access will involve the movement of approximately 3,724 cubic yards of cut and fill material. Erosion and sediment control measures including fiber rolls and silt fencing are incorporated into the project description to prevent soil discharge from disturbed areas. With implementation of the proposed erosion and sediment control measures, landslides and soil loss are not anticipated from construction of the wireless telecommunications facility and driveway improvements. In addition, resurfacing the driveway with gravel will prevent soil loss from the driveway prism after construction is completed. The USDA NRCS web soil survey identified the soils in the project site as Behemotosh loam which is well drained with a low erosivity rating (0.10), a low (0.01) rating for shrink-swell potential, a low rating (0.01) for unstable excavation walls, a 1.00 rating for slope and a 0.9 rating for depth to hard bedrock. The numeric ratings collectively indicate the soil is limited for construction. The numeric rating for slope and depth to bedrock are the primary factors for the limited rating of the soil. A geotechnical report is required to be submitted with building plans in accordance with CBC code. The report would address any geotechnical deficiencies. 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, Natural Resources Soil Conservation Service Web Soil Survey, identified the soils in the project site as Behemotosh very rocky loam, 50-70 percent slopes. This soil type is classified as having a slight hazard of erosion, indicating that erosion is unlikely under ordinary climatic conditions. Construction of the facility will be at the top of the hill where the slopes are relatively flat. Grading on the existing driveway will involve some cuts and fills to widen and recontour the surface to bring it into conformance with fire safety standards. Erosion and sediment control measures including fiber rolls and silt fencing are incorporated into the project description to prevent soil discharge from disturbed areas. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. Therefore, potential impacts of the project on soil erosion or with respect to the loss of topsoil would be less-than-significant.

c) The project would not 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. The USDA NRCS web soil survey identified the soils in the project site as Behemotosh loam which is well drained with a low erosivity rating (0.10), a low (0.01) rating for shrink-swell potential, a 1.00 rating for slope and a 0.9 rating for depth to hard bedrock. The numeric ratings collectively indicate the soil is limited for construction. The numeric rating for slope and depth to bedrock are the primary factors for the limited rating of the soil. However, construction of the tower is limited to a 40-foot by 60-foot area that has been previously graded and is within an approximately 7,000-square-foot area that has been previously graded and has sparce vegetative cover. Grading to bring the existing driveway into conformance with fire safety standards will require the movement of 3,724 cubic yards of cut and fill material. Erosion and sediment control measures including fiber rolls and silt fencing are incorporated into the project description to prevent soil discharge from disturbed areas. 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. There is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable.

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. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✔
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 (CO^2): 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 (CH^4): 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 (N_20): 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 (CO^2). The majority of CO^2 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. The proposed 30-kilowatt diesel backup generator will be infrequently operated during power outages and "exercise" cycling. 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 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 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, and a Radio Frequency Emissions Compliance Report prepared by Centerline (August 2024) the following findings can be made:

a) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Based on a Radio Frequency Emissions Analysis provided by Dtech Communications and predictive modeling, the proposed Verizon equipment to be located on the top sector of the tower will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The conditions of approval for the project would require that for future collocated equipment applicants provide certification by a qualified independent RF engineer that the maximum RF emissions levels of radio signals set by the Federal Communications Commissions (FCC) regulations will not be exceeded at this facility with the addition of their equipment. RF alerting signage and restricting access to the monopine to authorized climbers that have completed RF safety training is required for occupational environment compliance. With conformance to the conditions of approval for the project and FCC regulations, the proposed project 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. Therefore, potential impacts of the project from RF energy would be less-than-significant.

b) Hazardous materials such as industrial fuels, oils, and solvents may be stored at the site during construction. THe backup generator would be fueled by an attached 203-gallon diesel fuel tank. A Hazardous Materials Business Plan (HMBP) is required if hazardous materials are stored in reportable quantities. 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. Therefore, a HMBP is required. The HMBP would address hazardous materials safety concerns. 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) 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. The nearest school, Oak Run Elementary School, is located approximately four (4) miles southeast of the project site.

d) The project is not located on a site which is included on a 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 and City of Anderson 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 "Very High" fire hazard severity zone. All improvements will be required to be constructed in accordance with Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 feet on each side or to the property line. The 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;			✔	

X. **HYDROLOGY AND WATER QUALITY:** Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
(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. The wireless communications facility would be unmanned and no additional water demand is proposed with this project. 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. 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. The wireless communications facility would be unmanned and no additional water demand is proposed with this project.

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 40-foot by 60-foot equipment lease area that would be and developed on relatively flat ground that would not require any significant recontouring. The project would include grading and trenching to construct an approximately 1,300-foot all weather gravel access driveway within a 14-foot access and utility easement, an approximately 1,250-foot underground utility run from an existing power pole and transformer, and an approximately 1,250-foot fiber-optic cable run to a new point of connection on an existing fiber optic cable at Sugar Pine Camp Road. The driveway would be constructed over an unimproved existing access driveway and would require some widening and recontouring to meet fire safety standards. The proposed grading would not 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 beyond the baseline impacts of the existing driveway. New impervious surfaces would include the monopole and foundation, the 23-foot by 9-foot 2-inch equipment pad, and a 48-inch by 48-inch concrete pad for a small transformer. Drainage from impervious surfaces, the equipment compound and lease area, and the graveled driveway will be dispersed to adjacent unimproved areas. Compliance with all provisions of the grading permit would be required.

d) The project is not in a 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.

XI. **LAND USE AND PLANNING** - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
				✔

XI. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				
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 would not physically divide an established community. The project is not located in any established community. The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.

b) 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. The project is consistent with the RB General Plan land use designation, the U zone district and is also consistent with Chapter 17.88.282 of the Shasta County Code, "Wireless Telecommunication Facilities."

Mitigation/Monitoring: None proposed.

XII. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✔
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.

XIII. NOISE – Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✔	
b) Generation of excessive groundborne vibration or groundborne noise levels				✔

XIII. NOISE – Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, and a Noise Compliance Report prepared by P. Marshall & Associates, (May 2024), 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 30 kilowatt generator with attenuation is the loudest of any proposed equipment having a maximum noise output of 65.4 dBA at 23 feet under full load. The sound intensity of the generator, at approximately 193-feet would be approximately 47dBA and below the 50 dB hourly Leq maximum for nighttime noise. The nearest property line to the north is approximately 193-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. Sources of groundborne vibration or groundborne noise levels would be limited to the uses of typical construction equipment. Any groundborne vibration or noise levels because 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.

XIV. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial 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 development 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 existing housing, necessitating the construction of replacement housing elsewhere. The project does not include destruction of any existing housing.

Mitigation/Monitoring: None proposed.

XV. PUBLIC SERVICES: 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 "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 6-foot-tall chain link fence. 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.

Other public facilities:

None.

Mitigation/Monitoring: None proposed.

XVI. RECREATION:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✔
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. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✔	
b) Would the project 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 Sugar Pine Hill Road via State Highway 299 East 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.

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 new 14-foot-wide gravel access 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 is accessed from Sugar Pine Hill Road via State Highway 299 East The project has been reviewed by the Shasta County Fire Department which has determined that with the proposed driveway improvements, 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
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✔

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 considered to be low to moderately sensitive for cultural resources. No tribal cultural resources have been recorded within or adjacent to the project site.

In accordance PRC §21080.3.1 the Department of Resource Management sent a certified letter to notify Wintu Tribe of Northern California & Toyon-Wintu Center (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 Friday, March 8, 2024. As of Monday, April 8, 2024, no request for consultation on the project was received from the Tribe.

The project would not cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of 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 projects projected demand in addition to the providers 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:

a) The proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects. 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 routing underground conduit and telecommunications. 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 would be less-than-significant.

b) 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.

c) The project would not require wastewater treatment. The facility would be unmanned and require only infrequent maintenance visits.

d) 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?				✓

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
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: 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) A review of the project and the Shasta County and City of Anderson 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 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. The utility and fiberoptic connections will be trenched and buried.

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.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to 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 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: 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) Based on the discussion and findings in Section IV. Biological Resources, including the proposed mitigation measures, 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.

Based on discussions and findings in Section V. Cultural Resources, there is no evidence to support a finding that the project would have 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 23-0006 – 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 Mitigated Negative Declaration. These studies are available for review through the Shasta County Planning Division and online via the link CEQA Documents and Notices (non-EIR documents) | Shasta County California or via the browser web address at: https://www.shastacounty.gov/planning/page/ceqa-documents-and-notices-non-eir-documents.

1. Photo Simulations, Artistic Engineering, June, 2023
2. Radio Frequency Electromagnetic Fields Exposure Report, Dtech Communications, January 30, 2024
3. Biological Resources Assessment, Trileaf Corporation, June 28, 2024
4. Kohler Power Systems_Technical Bulletin_Generator Set Sound Data Sheet

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 Mitigated 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. California Department of Fish and Wildlife (CDFW)
2. Central Valley Regional Water Quality Control Board
3. California Department of Forestry and Fire Protection
4. 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 2016 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 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-Hazard Functional 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. Census data from U.S. Department of Commerce, Bureau of the Census.
4. Shasta County General Plan, Section 7.3 Housing Element.
5. 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

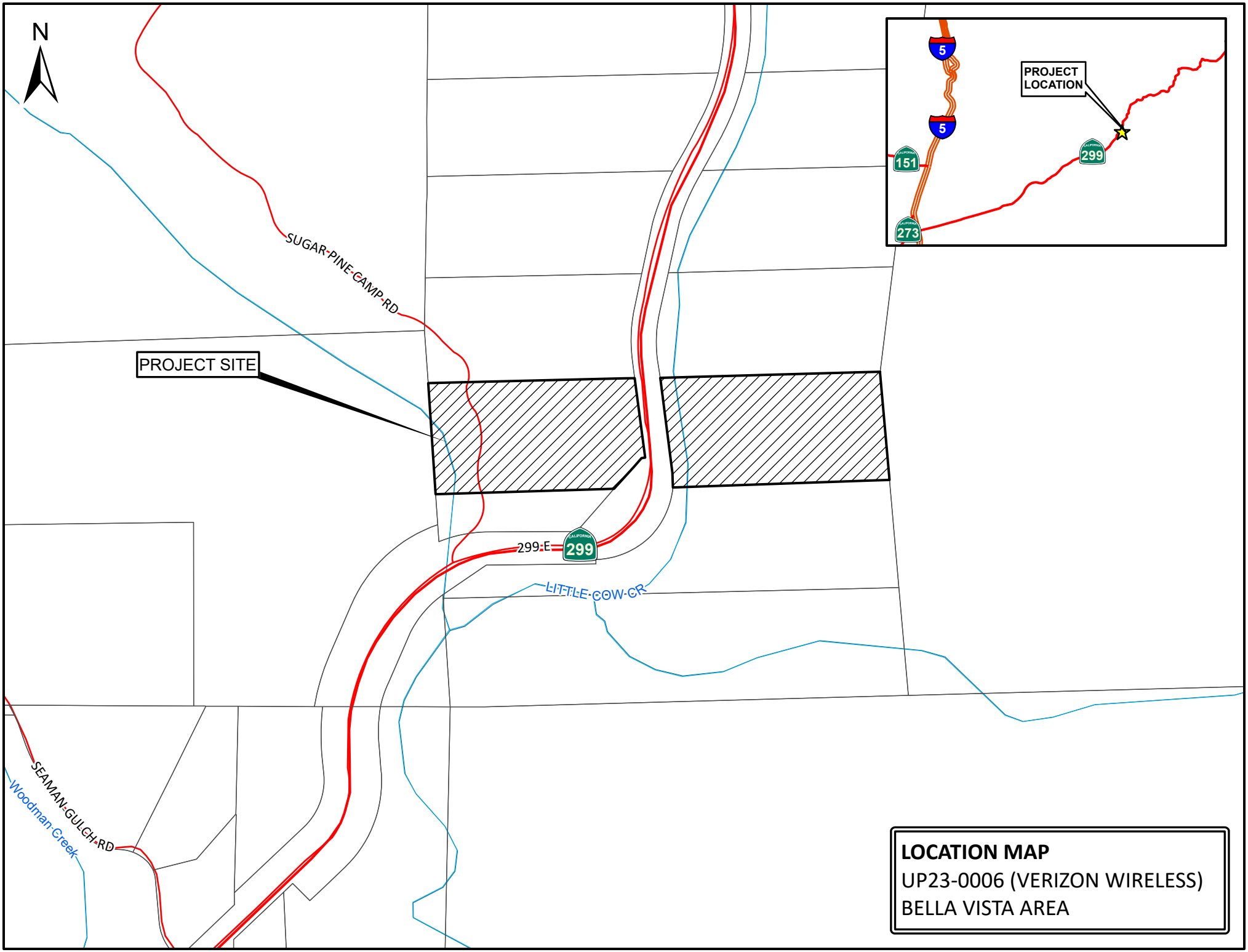
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

1. None

MITIGATION MONITORING PROGRAM (MMP)
FOR USE PERMIT 23-0006 (Verizon Wireless)

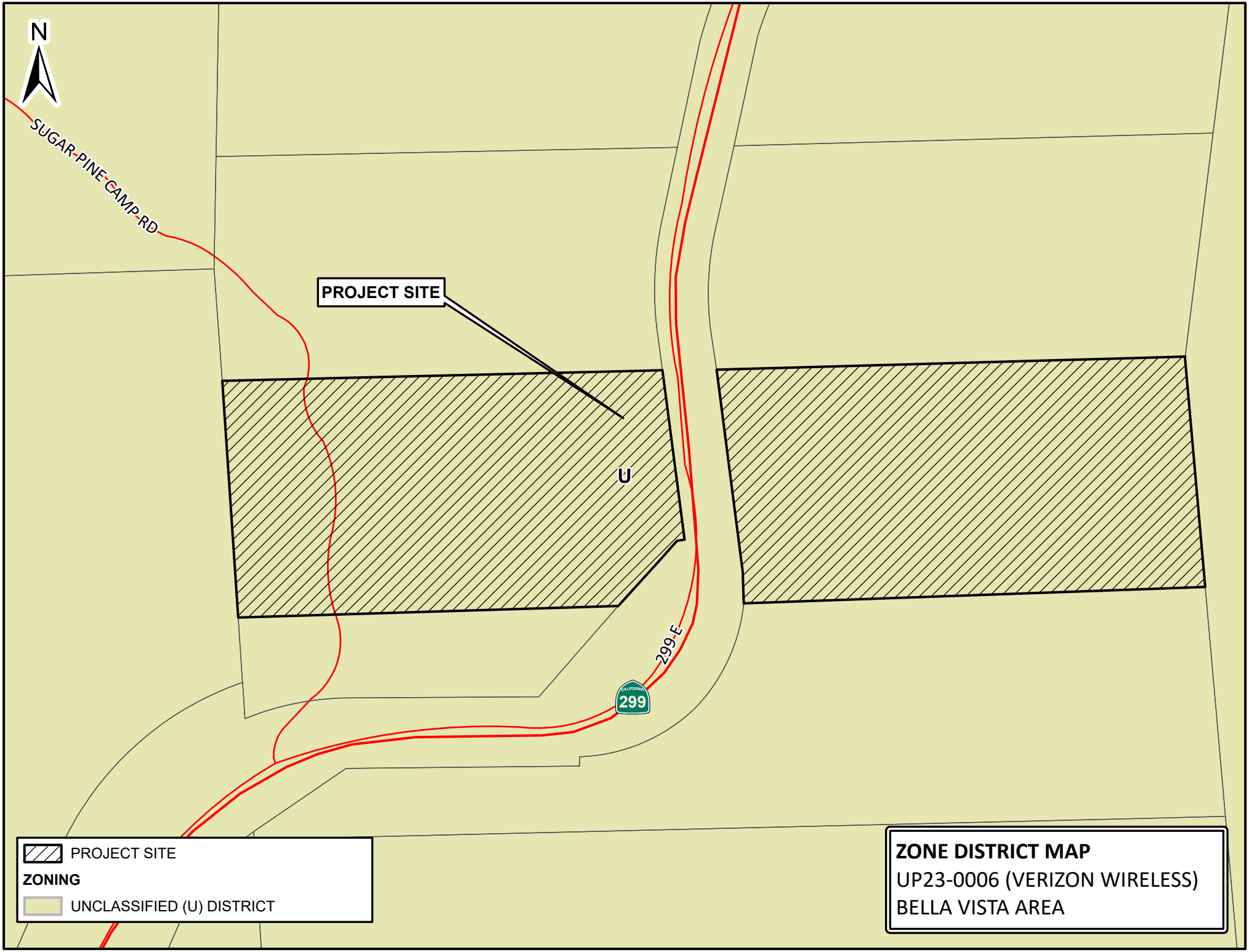
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
IV.a.1) The project proponent shall implement the following mitigation measures to avoid significant impacts to nesting birds and/or raptors protected under Fish and Game Code sections 3503 and 3503.5: 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, avoidance and minimization measures should be implemented in accordance with recommendations from a qualified biologist. 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. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.	Prior to Issuance of Building Permits / During Construction/ For the life of the Use Permit	Resource Management, Planning Division / Building Division / California Department of Fish and Wildlife	
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,	For the life of the project	Resource Management Planning	

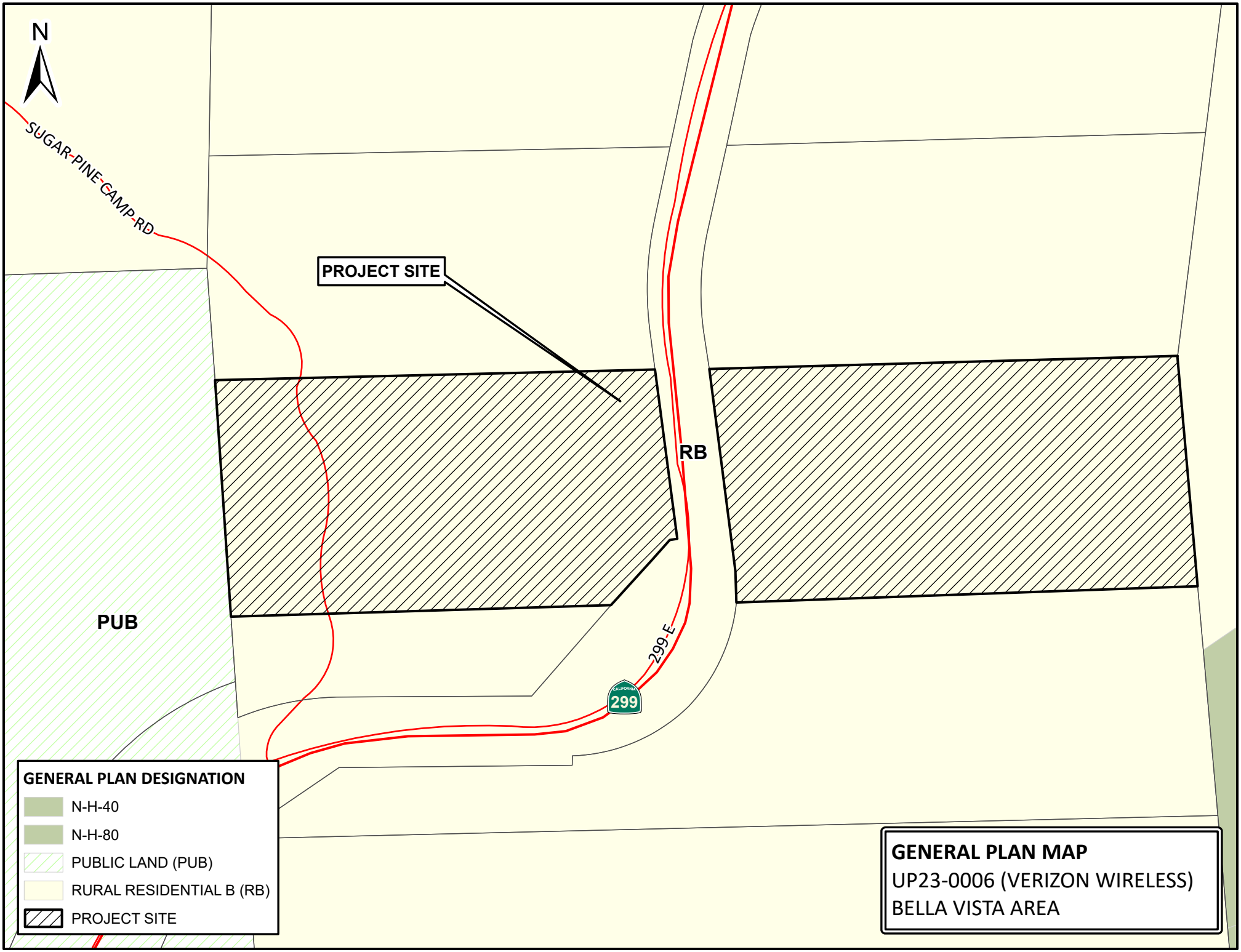
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
fully shielded, and designed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.		Division / Building Division	


N
SUGAR PINE CAMP RD
PROJECT SITE
299 E
299
LITTLE COW CR
SEAMAN GULCH RD
Woodman Creek
5
5
151
273
299
PROJECT LOCATION
LOCATION MAP
UP23-0006 (VERIZON WIRELESS)
BELLA VISTA AREA



PROJECT AERIAL
UP23-0006 (VERIZON WIRELESS)
BELLA VISTA AREA


N
SUGAR PINE CAMP RD
PROJECT SITE
U
299-E
299
PROJECT SITE
ZONING
UNCLASSIFIED (U) DISTRICT
ZONE DISTRICT MAP
UP23-0006 (VERIZON WIRELESS)
BELLA VISTA AREA


N
SUGAR PINE CAMP RD
PROJECT SITE
RB
PUB
299 E
299
GENERAL PLAN DESIGNATION
N-H-40
N-H-80
PUBLIC LAND (PUB)
RURAL RESIDENTIAL B (RB)
PROJECT SITE
GENERAL PLAN MAP
UP23-0006 (VERIZON WIRELESS)
BELLA VISTA AREA

verizon

PROJECT ID: HWY 299 DIDDY WELLS

SITE ADDRESS:	SUGAR PINE CAMP RD & HWY 299 OAK RUN, CA 96069
COUNTY:	SHASTA
APN:	097-090-020-000
JURISDICTION	SHASTA COUNTY
ZONING:	RURAL/AGRICULTURAL - VACAN LAND
PROJECT:	INITIAL BUILD
MDG LOCATION ID:	5000907105
FUZE ID:	16920212

PROJECT DESCRIPTION

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

SCOPE OF WORK

- NEW 40'X60' (2400 SQ. FT.) EQUIPMENT LEASE AREA WITHIN NEW CHAIN-LINK ENCLOSURE
- NEW 100' MONOPINE WITH NEW BASE PLATE
- INSTALL (1) 400A METER W/ 200A METER FOR VZW
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (5) NEW SERVICE LIGHTS
- INSTALL (1) NEW 30KW DIESEL GENERATOR W/ 203 SUB-BASE FUEL TANK FOR EMERGENCY USE.
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (6) LTE PANEL ANTENNAS
- INSTALL (6) LTE RRUS
- INSTALL (2) NEW 4' MW ANTENNA
- INSTALL (2) SURGE SUPPRESSORS (1 @ EQUIPMENT LOCATION & 1 @ ANTENNA LOCATION)

VICINITY MAP & SITE IMAGE





SITE INFORMATION

LATITUDE (NAD83):	40° 42' 51.45" N (40.714292)
LONGITUDE (NAD83):	122° 5' 10.56" W (-122.086267)
ZONING:	RURAL/AGRICULTURAL - VACAN LAND
JURISDICTION:	SHASTA COUNTY
PARCEL NUMBER:	097-090-020-000
OCCUPANCY:	U
CONSTRUCTION TYPE::	V-B
POWER::	PG&E

PROJECT TEAM

TENANT:
VERIZON WIRELESS
2770 SHADELANDS DRIVE,
BUILDING II
WALNUT CREEK, CA 94598

A&E PROJECT MANAGER:
ALL STATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630
CONTACT: SILVIA SANDOVAL
PHONE: (949) 273-0996 X107
EMAIL: silvia@zalzali.com

LEASING MANAGER:
SEQUOIA DEPLOYMENT SERVICES, INC
1 SPECTRUM POINTE DRIVE, STE 130
LAKE FOREST, CA 92630
CONTACT: KEN WEINGARTNER
PHONE: (949) 310-1582
EMAIL: ken.weingartner@sequoia-ds.com

PROPERTY OWNER:
CRAIG & SUSAN NYE
24242 SHIRLEY DR.
BUENA VISTA, CA 96008
P: (530) 945-8879
EMAIL:nyetrevor309@gmail.com

ZONING MANAGER:
SEQUOIA DEPLOYMENT SERVICES, INC
1 SPECTRUM POINTE DRIVE, STE 130
LAKE FOREST, CA 92630
CONTACT: ARMANDO MONTES
PHONE: (562) 309-5577
EMAIL: armando.montes@sequoia-ds.com

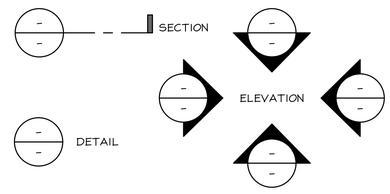
CODE COMPLIANCE

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

SYMBOLS/ABBREVIATIONS LEGEND

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



CONCRETE (SURFACE)		X	CHAIN LINK FENCE
CONCRETE (CUT)			WOOD FENCE
EARTH			WROUGHT IRON FENCE
GRAVEL		OH	OVERHEAD WIRES
PLYWOOD		E	POWER CONDUIT
STEEL			GROUND CONDUCTOR
EXISTING GRASS			PROPERTY LINE
±0"	ELEVATION DATUM		CENTERLINE

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
C-3	TITLE & EXCEPTIONS INFORMATION
A-1	OVERALL SITE PLAN
A-1.1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT PLAN
A-4	ANTENNA LAYOUT PLAN
A-5	ELEVATIONS
	GRADING PLANS
CV	COVER SHEET
GN	GENERAL NOTES
C100	GRADING PLAN
C200	PLAN & PROFILE
C201	PLAN & PROFILE
C300	EROSION CONTROL

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.

811 USA North
Know what's below. Call before you dig.
California and Nevada
Call Two Working Days Before You Dig!
811 / 800-227-2600

verizon
2770 SHADELANDS DRIVE, 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 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	HWY 299 DIDDY WELLS
DRAWN BY:	RF
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
4	05/13/2025	UPT. SLOPES/TURNOUTS	SS
3	01/15/2024	PER NEW RFDS	SS
2	11/29/2023	PER LL REDLINES	SS
1	06/29/2023	UPDATED PER SURVEY	KM
0	03/09/2023	100% ZD's FOR SUBMITTAL	LS
D	02/06/2023	95% ZD's FINAL APPROVAL	LS
C	01/27/2023	95% ZD's FOR APPROVAL	SS
B	01/24/2023	95% ZD's FOR APPROVAL	SS
A	01/10/2023	90% ZD's FOR REVIEW	RF

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 DIDDY WELLS
MONOPINE:
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

LEGEND

— x —	CHAIN LINK FENCE	▭	U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
———	WOOD FENCE	MH	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
— O/H —	OVERHEAD LINE	⊙	UTILITY POLE	AP	ASPHALT PAVING	WLP	WOOD LIGHT POLE
———o———	METAL FENCE	20XX.X RIM 20XX.X INV	SPOT ELEVATION	R.O.W.	RIGHT OF WAY	LUM	LUMINAIRE
— · · —	GRADE BREAK	WV	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

NOTES:

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.

1. 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.

2. 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 PERMISSIN FROM ALL STATES ENGINEERING & SURVEYING/LAYTON SURVEYS LLC.

3. 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.

4. THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF OAK RUN, COUNTY OF SHASTA, STATE OF CALIFORNIA.

5. TITLE INFORMATION SHOWN HEREON IS PER A 'CLTA GUARNTEE FORM NO. 28 – CONDITION OF TITLE' PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 5026900–6943138; CUSTOMER REFERENCE NUMBER: HIGHWAY 299 DIDDY WELLS; AND DATED: DECEMBER 30, 2022.

6. 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

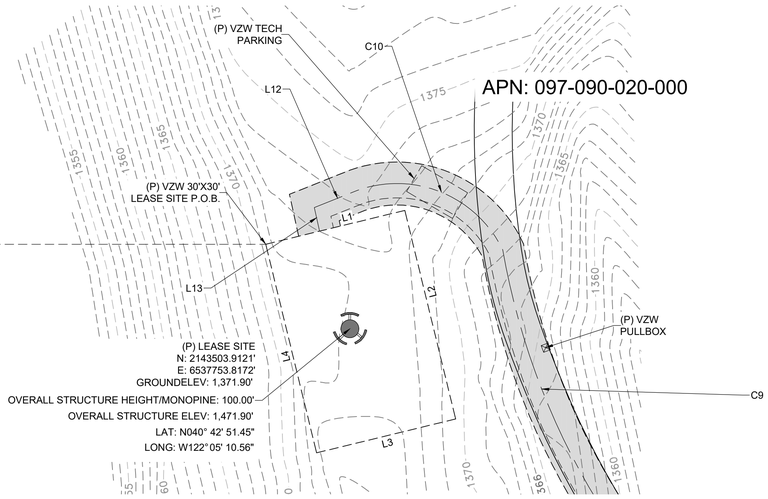
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LEGAL DESCRIPTION:

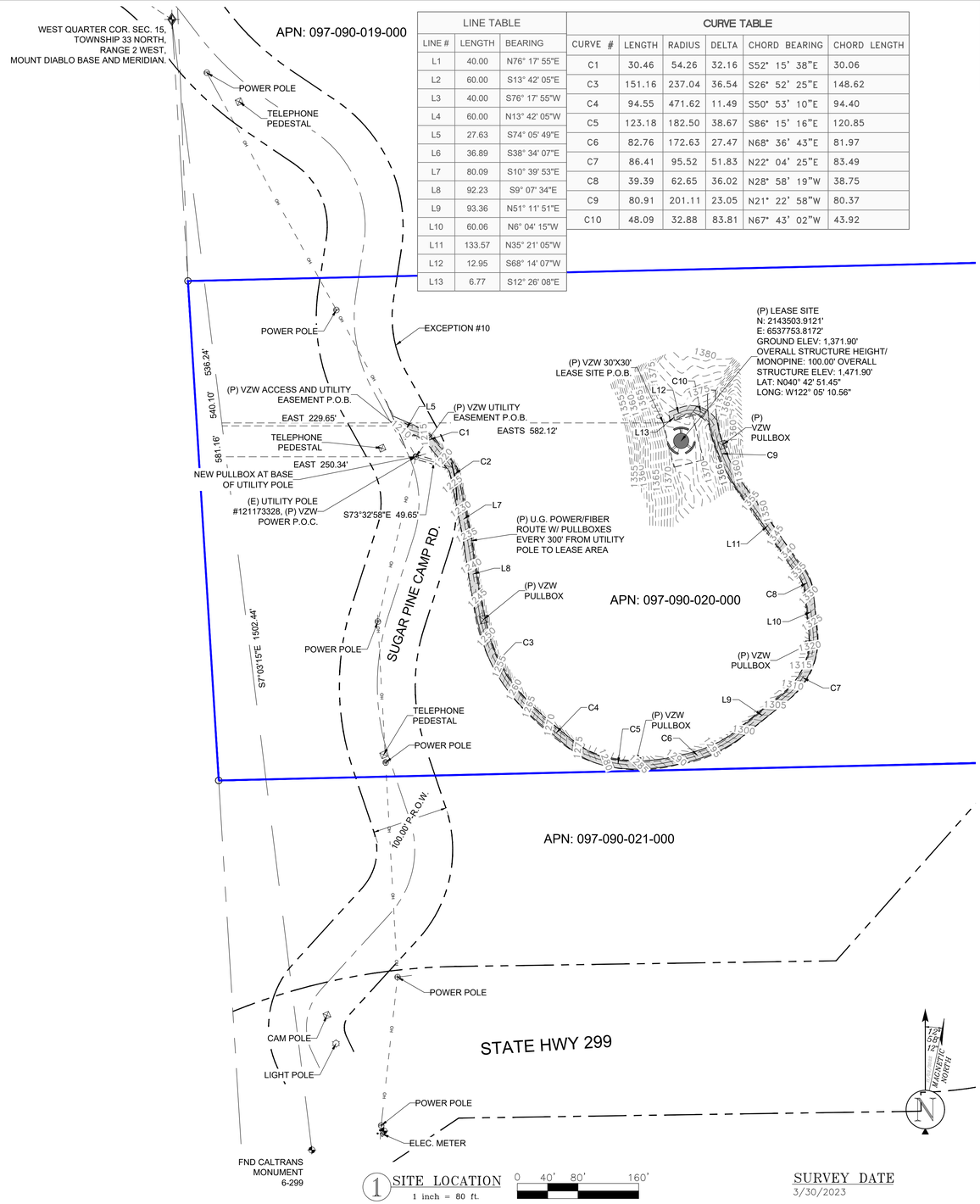
SEE SHEET C–2 FOR A LEGAL DESCRIPTION.

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–2 FOR A COMPLETE LIST OF TTLE EXCEPTIONS FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.



2 SITE LOCATION
1 inch = 20 ft.
0 10' 20' 40'



LINE TABLE		
LINE #	LENGTH	BEARING
L1	40.00	N76° 17' 55"E
L2	60.00	S13° 42' 05"E
L3	40.00	S76° 17' 55"W
L4	60.00	N13° 42' 05"W
L5	27.63	S74° 05' 49"E
L6	36.89	S38° 34' 07"E
L7	80.09	S10° 39' 53"E
L8	92.23	S9° 07' 34"E
L9	93.36	N51° 11' 51"E
L10	60.06	N6° 04' 15"W
L11	133.57	N35° 21' 05"W
L12	12.95	S68° 14' 07"W
L13	6.77	S12° 26' 08"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.46	54.26	32.16	S52° 15' 38"E	30.06
C3	151.16	237.04	36.54	S26° 52' 25"E	148.62
C4	94.55	471.62	11.49	S50° 53' 10"E	94.40
C5	123.18	182.50	38.67	S86° 15' 16"E	120.85
C6	82.76	172.63	27.47	N68° 36' 43"E	81.97
C7	86.41	95.52	51.83	N22° 04' 25"E	83.49
C8	39.39	62.65	36.02	N28° 58' 19"W	38.75
C9	80.91	201.11	23.05	N21° 22' 58"W	80.37
C10	48.09	32.88	83.81	N67° 43' 02"W	43.92

1 SITE LOCATION
1 inch = 80 ft.
0 40' 80' 160'

SURVEY DATE
3/30/2023

BENCHMARK
W QTR COR NORTHING: 2144059.7050
EASTING: 6537082.3370
+1272.28' (A.M.S.L.)

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.

verizon
15505 SAND CANYON AVE,
BUILDING "D", 1ST FLOOR,
IRVINE, CA 92618

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

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

PROJECT NO:	HWY 299 DIDDY WELLS
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW

REV	DATE	DESCRIPTION	
1	12/07/2023	FINAL SURVEY (LA EXP)	KT
0	04/21/2023	FINAL SURVEY (PTR)	KT
A	04/12/2023	SURVEY FIRST DRAFT	KT



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HWY 299 DIDDY WELLS
A.P.N. 097–090–020–000
SUGAR PINE CAMP RD &
HWY 299 OAK RUN, CA 96069
SITE EXHIBIT

SHEET TITLE
SITE SURVEY

SHEET NUMBER
C-1

LEGEND

CHAIN LINK FENCE	U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
WOOD FENCE	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
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

WEST QUARTER COR. SEC. 15,
TOWNSHIP 33 NORTH,
RANGE 2 WEST,
MOUNT DIABLO BASE AND MERIDIAN.

APN: 097-090-019-000

APN: 097-090-020-000

APN: 097-090-021-000

150.00' P-R.O.W.

100.00' P-R.O.W.

200.00' P-R.O.W.

FND CALTRANS
MONUMENT
6-299

MAGNETIC NORTH

1 SITE LOCATION
1 inch = 100 ft.

0 50' 100' 200'

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

3/30/2023

BENCHMARK

W QTR COR	OPUS POSITION
NORTHING:	2144059.7050
EASTING:	6537082.3370
+1272.28'	(A.M.S.L.)

verizon
15505 SAND CANYON AVE,
BUILDING "D", 1ST FLOOR,
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SEQUOIA
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1 SPECTRUM POINTE DRIVE, SUITE 130
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PROJECT NO:	HWY 299 DIDDY WELLS
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1	12/07/2023	FINAL SURVEY (LA EXP)	KT
0	04/21/2023	FINAL SURVEY (PTR)	KT
A	04/12/2023	SURVEY FIRST DRAFT	KT

PROFESSIONAL LAND SURVEYOR
JAYME R. TARBERT
No. 7129
STATE OF CALIFORNIA

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 DIDDY WELLS
A.P.N. 097-090-020-000
SUGAR PINE CAMP RD &
HWY 299 OAK RUN, CA 96069
SITE EXHIBIT

SHEET TITLE

SITE SURVEY

SHEET NUMBER

C-2

LEGAL DESCRIPTION:

CERTAIN REAL PROPERTY SITUATE IN THE CITY OF BELLA VISTA, COUNTY OF SHASTA STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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

PARCEL 1:

ALL THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 15, TOWNSHIP 33 NORTH, RANGE 2 WEST, M.D.B. & M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF SAID SECTION 15, NORTH 3 DEGREES 31' WEST 1320.00 FEET TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE NORTH 88 DEGREES 41' 06" EAST 1050.81 FEET TO A POINT ON THE WESTERLY LINE OF THE PARCEL DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER JANUARY 24, 1946 IN BOOK 137 OF OFFICIAL RECORDS AT PAGE 497, SHASTA COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID STATE OF CALIFORNIA PARCEL THE FOLLOWING COURSES AND DISTANCES: NORTH 41 DEGREES 06' EAST 238.85 FEET TO A HIGHWAY MONUMENT; NORTH 84 DEGREES 07' EAST 25.00 FEET TO A HIGHWAY MONUMENT; THENCE SOUTH 5 DEGREES 53' EAST 109.20 FEET; THENCE ALONG A 325.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 69.64 FEET; THENCE NORTH 88 DEGREES 41' 06" EAST 1436.39 FEET; THENCE NORTH 3 DEGREES 31' WEST 660.00 FEET; THENCE SOUTH 88 DEGREES 41' 06" WEST 2680.00 FEET TO THE WEST LINE OF SAID SECTION 15; THENCE ALONG SAID WEST LINE SOUTH 3 DEGREES 31' EAST 660.00 FEET TO THE POINT OF BEGINNING.

(PARCEL 1: AS SHOWN IN THE SURVEY)

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE PARCEL DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE COUNTY RECORDER JANUARY 24, 1946, IN BOOK 137 OF OFFICIAL RECORDS AT PAGE 497, SHASTA COUNTY RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE ABANDONED STATE HIGHWAY FROM THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL TO THE EXISTING STATE HIGHWAY.

(PARCEL 2: NOT PLOTTABLE – NO FIELD EVIDENCE EXISTS TO SUPPORT BOUNDARY LOCATION)

LEASE SITE DESCRIPTION:

BEGINNING AT A POINT S S 07° 03' 15" E, A DISTANCE OF 536.24 FEET AND EAST 582.12 FEET, FROM THE WEST QUARTER CORNER, SAID POINT ALSO HAVING A BASIS OF BEARING S 07° 03' 15" E, AND DISTANCE OF 1502.44 FEET, BETWEEN THE WEST QUARTER CORNER, SECTION 15, TOWNSHIP 33 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN; RUNNING THENCE N 76° 17' 55" E FOR A DISTANCE OF 40.00; THENCE S 13° 42' 05" E FOR A DISTANCE OF 60.00 FEET; THENCE S 76° 17' 55" W FOR A DISTANCE OF 40.00; THENCE N 13° 42' 05" W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2400.00 SQ.FT. MORE OR LESS

ACCESS & UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 12.00 FEET IN WIDTH, BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S S 07° 03' 15" E, A DISTANCE OF 540.10 FEET AND EAST 229.65 FEET, FROM THE WEST QUARTER CORNER, SAID POINT ALSO HAVING A BASIS OF BEARING S 07° 03' 15" E, AND DISTANCE OF 1502.44 FEET, BETWEEN THE WEST QUARTER CORNER, SECTION 15, TOWNSHIP 33 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN; RUNNING THENCE S 74° 05' 49.3" E FOR A DISTANCE OF 27.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 32°09'42", HAVING A RADIUS OF 54.26 FEET, AND WHOSE LONG CHORD BEARS S 52° 15' 38" E FOR A DISTANCE OF 30.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 38° 34' 07" E FOR A DISTANCE OF 36.90 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 18° 33' 43", HAVING A RADIUS OF 53.54 FEET, AND WHOSE LONG CHORD BEARS S 19° 11' 46" E FOR A DISTANCE OF 17.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 10° 39' 54" E FOR A DISTANCE OF 80.09 FEET TO THE BEGINNING OF A LINE, THENCE, S 09° 07' 34" E FOR A DISTANCE OF 92.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 36° 32' 18", HAVING A RADIUS OF 237.04 FEET, AND WHOSE LONG CHORD BEARS S 26° 52' 25" E FOR A DISTANCE OF 148.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 11° 29' 13.2", HAVING A RADIUS OF 471.62 FEET, AND WHOSE LONG CHORD BEARS S 50° 53' 10" E FOR A DISTANCE OF 94.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH 38° 40' 17", HAVING A RADIUS OF 182.50 FEET, AND WHOSE LONG CHORD BEARS S 86° 15' 16" E FOR A DISTANCE OF 120.85 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 27° 28' 02", HAVING A RADIUS OF 172.63 FEET, AND WHOSE LONG CHORD BEARS N 68° 36' 43" E FOR A DISTANCE OF 81.97 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 51° 11' 51" E FOR A DISTANCE OF 93.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 51° 49' 36.9", HAVING A RADIUS OF 95.52 FEET, AND WHOSE LONG CHORD BEARS N 22° 04' 25" E FOR A DISTANCE OF 83.49 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 06° 04' 15" W FOR A DISTANCE OF 60.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 01' 28", HAVING A RADIUS OF 62.65 FEET, AND WHOSE LONG CHORD BEARS N 28° 58' 19" W FOR A DISTANCE OF 38.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 35° 21' 05" W FOR A DISTANCE OF 133.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 23° 03' 07", HAVING A RADIUS OF 201.11 FEET, AND WHOSE LONG CHORD BEARS N 21° 22' 58" W FOR A DISTANCE OF 80.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 83° 48' 43", HAVING A RADIUS OF 32.88 FEET, AND WHOSE LONG CHORD BEARS N 67° 43' 02" W FOR A DISTANCE OF 43.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 68° 14' 07" W FOR A DISTANCE OF 12.95 FEET; THENCE, S 12° 26' 08" E FOR A DISTANCE OF 6.77 FEET TO THE POINT OF TERMINUS.

UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 6.00 FEET IN WIDTH, BEING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S S 07° 03' 15" E, A DISTANCE OF 581.16 FEET AND EAST 250.34 FEET, FROM THE WEST QUARTER CORNER, SAID POINT ALSO HAVING A BASIS OF BEARING S 07° 03' 15" E, AND DISTANCE OF 1502.44 FEET, BETWEEN THE WEST QUARTER CORNER, SECTION 15, TOWNSHIP 33 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN; RUNNING THENCE S 73° 32' 58" E FOR A DISTANCE OF 49.65 FEET TO THE POINT OF TERMINUS.

EXCEPTIONS:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE. (NOT A SURVEY MATTER)

2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023.
FIRST INSTALLMENT: $523.16 (AMOUNT INCLUDES PENALTIES AND ANY COST/FEE AMOUNT), PAID
PENALTY: $0.00
SECOND INSTALLMENT: $467.42, OPEN
PENALTY: $0.00
TAX RATE AREA: 056003
APN NO.: 097-090-020-000 (NOT A SURVEY MATTER)

3. 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. (NOT A SURVEY MATTER)

4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. (NOT A SURVEY MATTER)

5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED AUGUST 1, 1924 AS BOOK 1, PAGE 196 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)

6. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED AUGUST 20, 1931 AS BOOK 68, PAGE 94 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (NOT A SURVEY MATTER)

7. AN EASEMENT FOR TRANSMISSION OF DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1941 AS BOOK 180, PAGE 157 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN (FALLS OUTSIDE OF MAPPING LIMITS)

8. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JANUARY 24, 1964 AS BOOK 137, PAGE 497 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)

9. AN EASEMENT FOR CONTOUR EASEMENTS FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1968 AS BOOK 967, PAGE 174 OF OFFICIAL RECORDS.
IN FAVOR OF: ARTADEL MINING CO.
AFFECTS: AS DESCRIBED THEREIN (FALLS OUTSIDE OF MAPPING LIMITS)

10. AN EASEMENT FOR ROADWAY AND UTILITIES CORRIDOR AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 3, 1987 AS BOOK 2290, PAGE 566 OF OFFICIAL RECORDS.
IN FAVOR OF: STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES
AFFECTS: AS DESCRIBED THEREIN (AS SHOWN HERE ON)

11. AN EASEMENT FOR POLES, AERIAL WIRES, CABLES, ANCHORS, GUY WIRES AND FIXTURES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 1987 AS BOOK 2350, PAGE 792 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN (FALLS OUTSIDE OF MAPPING LIMITS)
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (FALLS OUTSIDE OF MAPPING LIMITS)

12. ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) 2 HEREIN DESCRIBED.
(FALLS OUTSIDE OF MAPPING LIMITS)

13. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS. (NOT A SURVEY MATTER)

14. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. (ROAD WAY SHOWN HERE ON)

15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)



VICINITY MAP

verizon
15505 SAND CANYON AVE,
BUILDING "D", 1ST FLOOR,
IRVINE, CA 92618

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

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

PROJECT NO:	HWY 299 DIDDY WELLS
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW

REV	DATE	DESCRIPTION	
1	12/07/2023	FINAL SURVEY (LA EXP)	KT
0	04/21/2023	FINAL SURVEY (PTR)	KT
A	04/12/2023	SURVEY FIRST DRAFT	KT

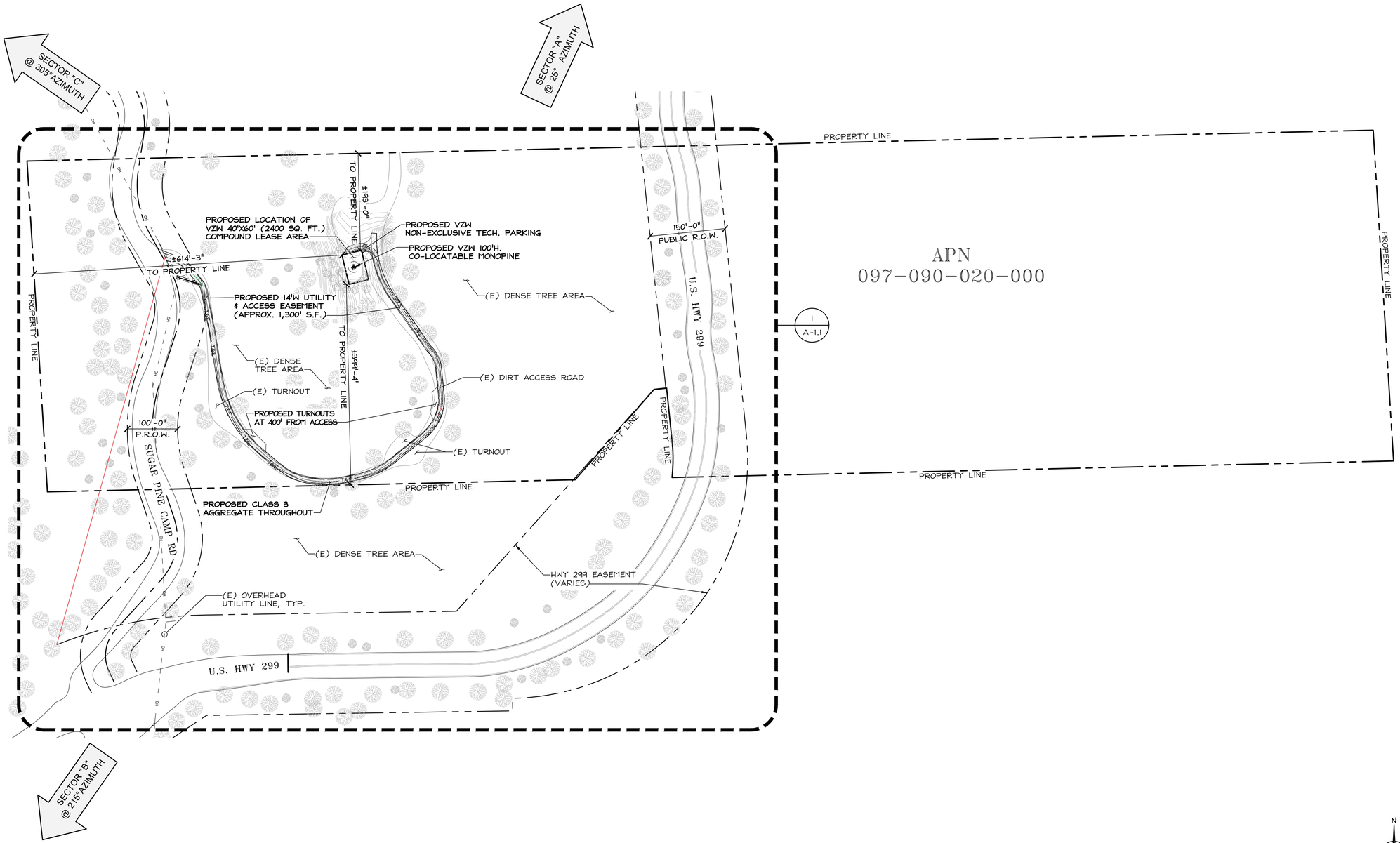
PROFESSIONAL LAND SURVEYOR
JAYME R. TARBERT
No. 7129
STATE OF CALIFORNIA

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 DIDDY WELLS
A.P.N. 097-090-020-000
SUGAR PINE CAMP RD &
HWY 299 OAK RUN, CA 96069
SITE EXHIBIT

SHEET TITLE
SITE SURVEY

SHEET NUMBER
C-3



OVERALL SITE PLAN

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"
100' 50' 0' 100'

1

verizon
2770 SHADELANDS DRIVE, 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 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	HWY 299 DIDDY WELLS
DRAWN BY:	RF
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
4	05/13/2025	UPT. SLOPES/TURNOUTS	SS
3	01/15/2024	PER NEW RFDS	SS
2	11/29/2023	PER LL REDLINES	SS
1	06/29/2023	UPDATED PER SURVEY	KM
0	03/09/2023	100% ZD's FOR SUBMITTAL	LS
D	02/06/2023	95% ZD's FINAL APPROVAL	LS
C	01/27/2023	95% ZD's FOR APPROVAL	SS
B	01/24/2023	95% ZD's FOR APPROVAL	SS
A	01/10/2023	90% ZD's FOR REVIEW	RF

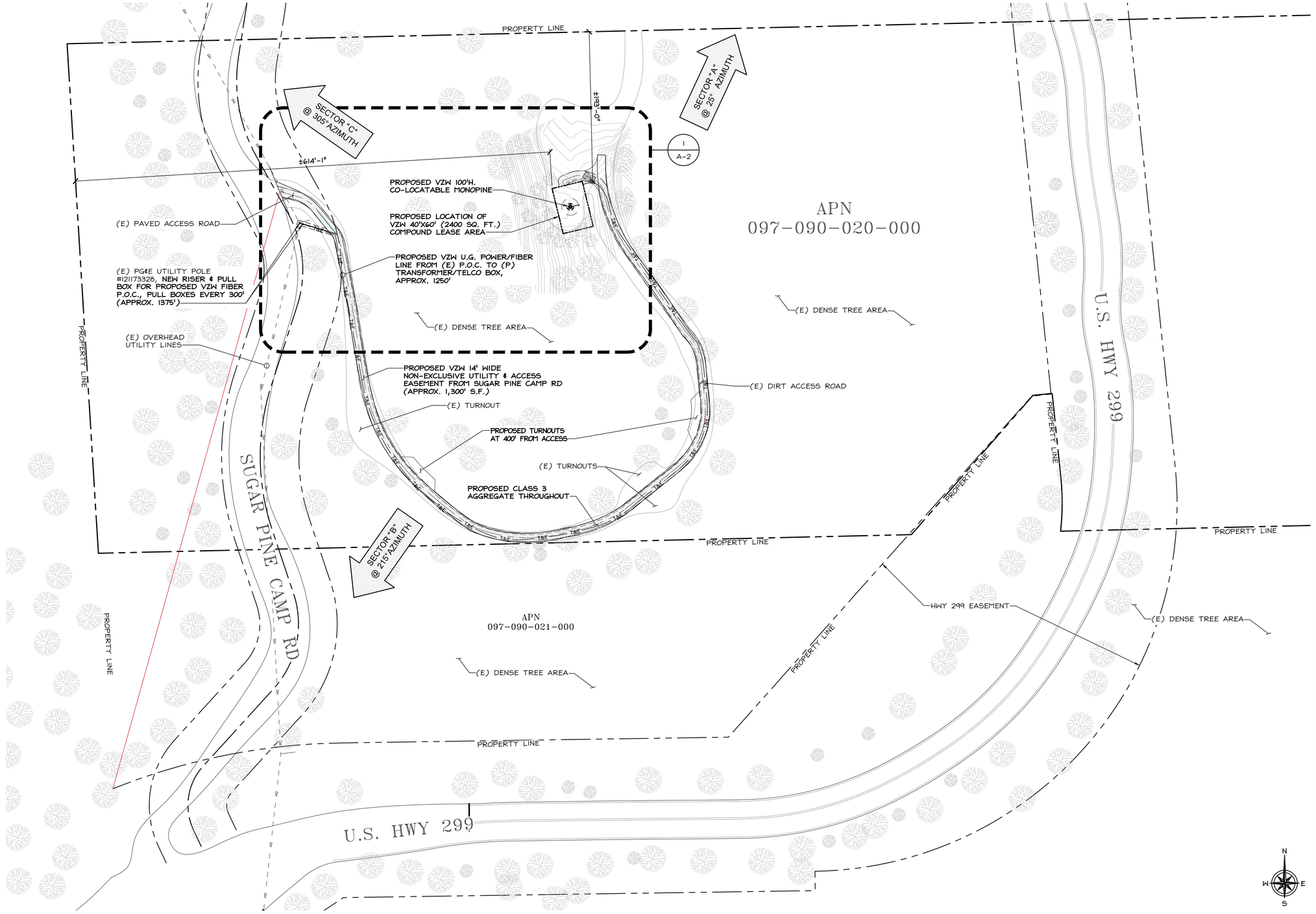
NOT TO BE USED FOR CONSTRUCTION

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 DIDDY WELLS
MONOPINE:
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



SITE PLAN

24"x36" SCALE: 1" = 60'-0"
11"x17" SCALE: 1" = 120'-0"
60' 30' 0" 60'

1

verizon
2770 SHADELANDS DRIVE, 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 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	HWY 299 DIDDY WELLS
DRAWN BY:	RF
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
4	05/13/2025	UPT. SLOPES/TURNOUTS	SS
3	01/15/2024	PER NEW RFDS	SS
2	11/29/2023	PER LL REDLINES	SS
1	06/29/2023	UPDATED PER SURVEY	KM
0	03/09/2023	100% ZD's FOR SUBMITTAL	LS
D	02/06/2023	95% ZD's FINAL APPROVAL	LS
C	01/27/2023	95% ZD's FOR APPROVAL	SS
B	01/24/2023	95% ZD's FOR APPROVAL	SS
A	01/10/2023	90% ZD's FOR REVIEW	RF

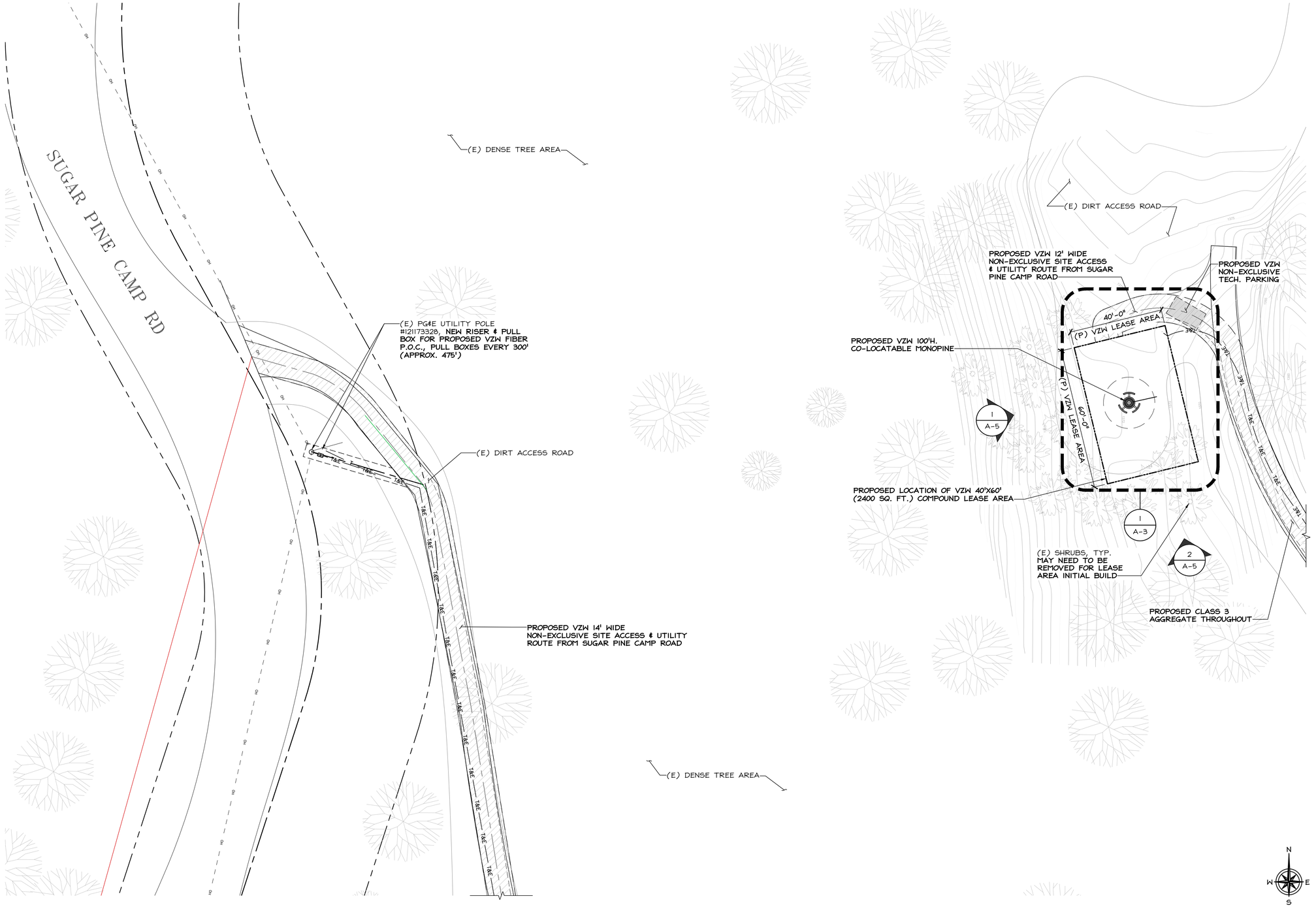
NOT TO BE USED FOR CONSTRUCTION

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HWY 299 DIDDY WELLS
MONOPINE:
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.1



ENLARGED SITE PLAN

24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"

20' 10' 0" 20'

1

verizon

2770 SHADELANDS DRIVE, 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 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	HWY 299 DIDDY WELLS
DRAWN BY:	RF
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
4	05/13/2025	UPT. SLOPES/TURNOUTS	SS
3	01/15/2024	PER NEW RFDS	SS
2	11/29/2023	PER LL REDLINES	SS
1	06/29/2023	UPDATED PER SURVEY	KM
0	03/09/2023	100% ZD's FOR SUBMITTAL	LS
D	02/06/2023	95% ZD's FINAL APPROVAL	LS
C	01/27/2023	95% ZD's FOR APPROVAL	SS
B	01/24/2023	95% ZD's FOR APPROVAL	SS
A	01/10/2023	90% ZD's FOR REVIEW	RF

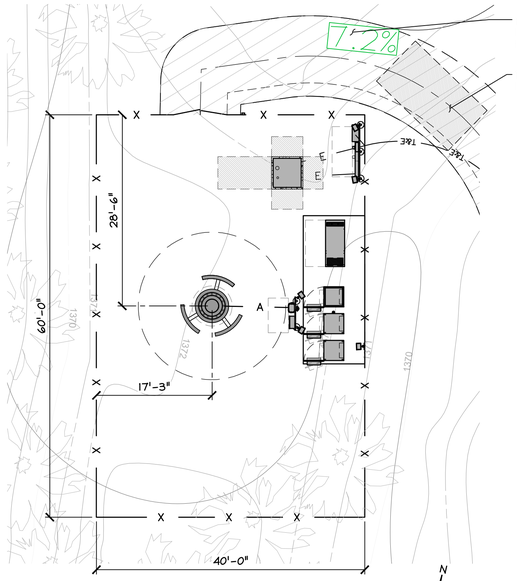
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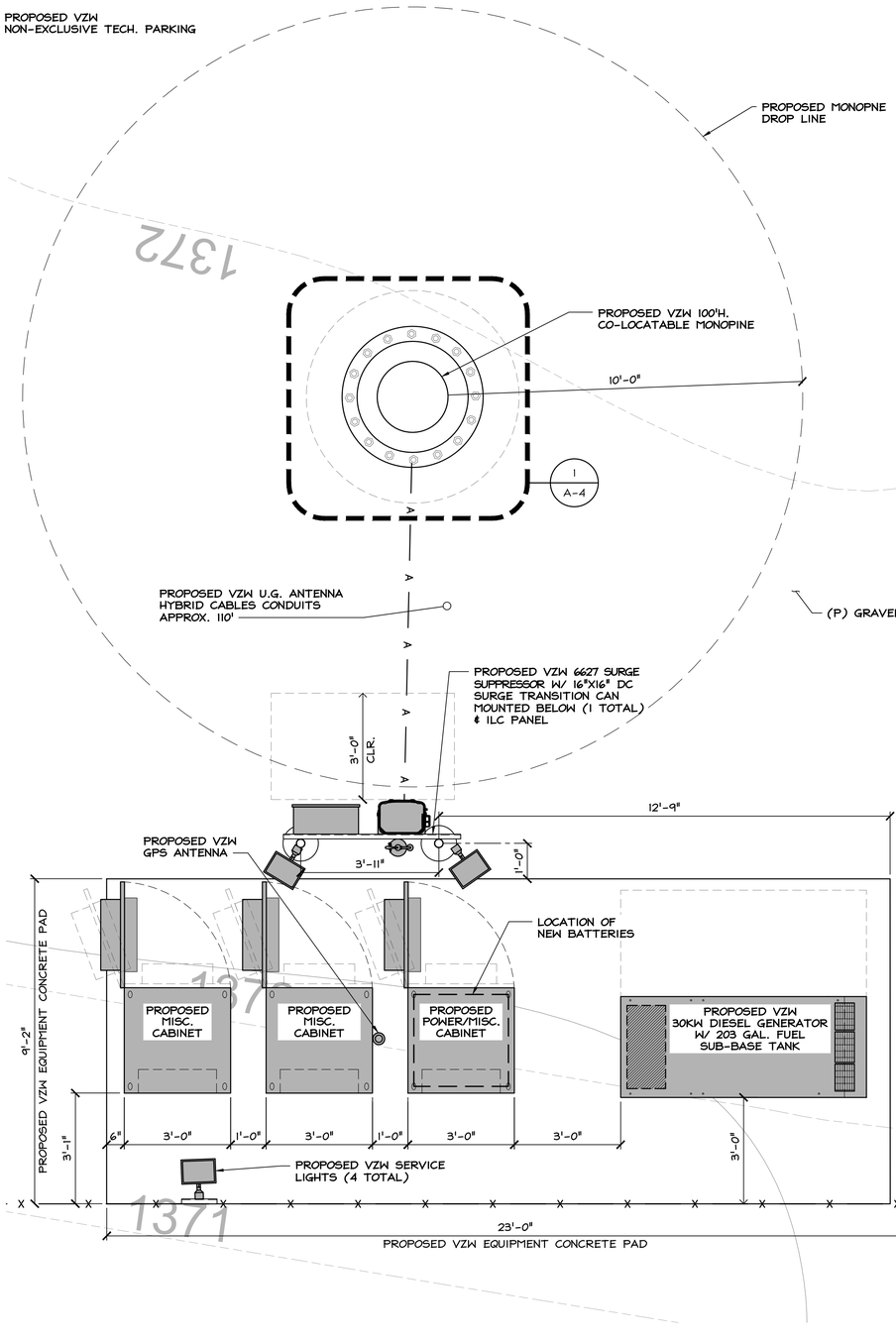
HWY 299 DIDDY WELLS
MONOPINE:
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



EQUIPMENT LEASE AREA



EQUIPMENT LAYOUT PLAN

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

2' 1' 0" 2'

1

verizon
2770 SHADELANDS DRIVE, 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 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	HWY 299 DIDDY WELLS
DRAWN BY:	RF
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
4	05/13/2025	UPT. SLOPES/TURNOUTS	SS
3	01/15/2024	PER NEW RFDS	SS
2	11/29/2023	PER LL REDLINES	SS
1	06/29/2023	UPDATED PER SURVEY	KM
0	03/09/2023	100% ZD's FOR SUBMITTAL	LS
D	02/06/2023	95% ZD's FINAL APPROVAL	LS
C	01/27/2023	95% ZD's FOR APPROVAL	SS
B	01/24/2023	95% ZD's FOR APPROVAL	SS
A	01/10/2023	90% ZD's FOR REVIEW	RF

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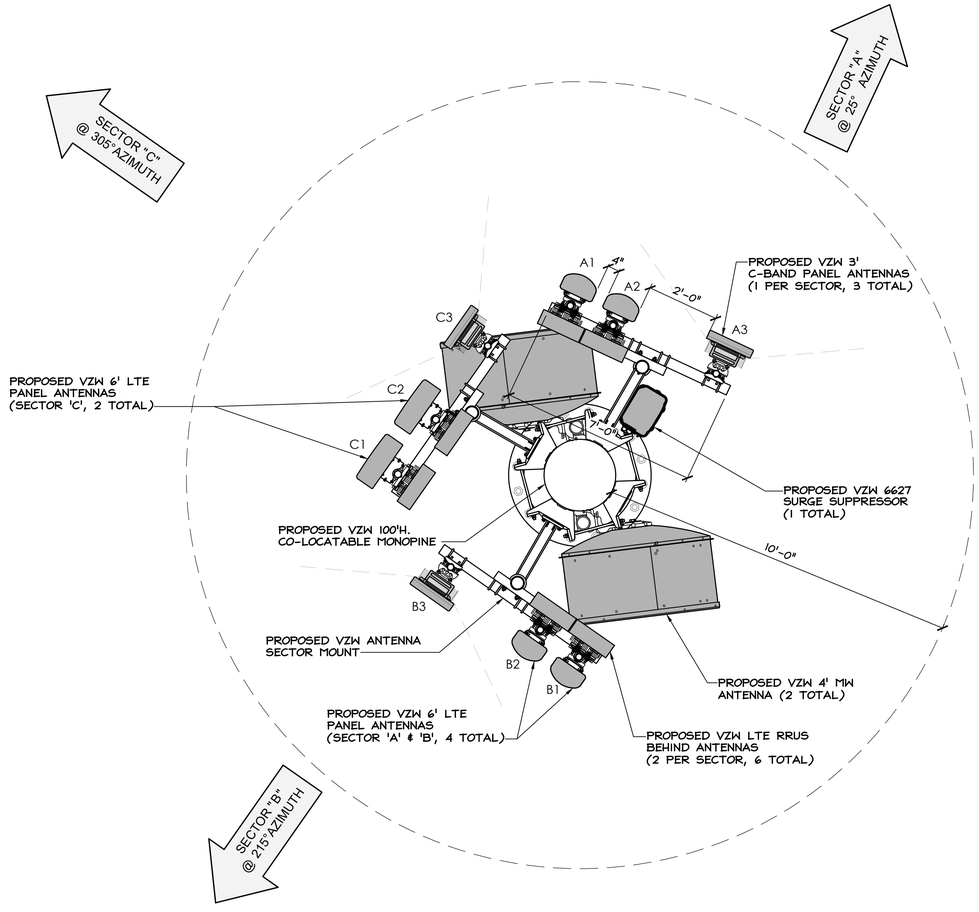
HWY 299 DIDDY WELLS
MONOPINE:
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

SHEET TITLE
EQUIPMENT LAYOUT PLAN

SHEET NUMBER
A-3

NOTES:

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



PANEL ANTENNAS RAD CENTER 91'-0" & 92'-7"
MW RAD CENTER 84'-0"

N
W E
S

ANTENNA LAYOUT PLAN

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

1

verizon

2770 SHADELANDS DRIVE, 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 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	HWY 299 DIDDY WELLS
DRAWN BY:	RF
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
4	05/13/2025	UPT. SLOPES/TURNOUTS	SS
3	01/15/2024	PER NEW RFDS	SS
2	11/29/2023	PER LL REDLINES	SS
1	06/29/2023	UPDATED PER SURVEY	KM
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D	02/06/2023	95% ZD's FINAL APPROVAL	LS
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B	01/24/2023	95% ZD's FOR APPROVAL	SS
A	01/10/2023	90% ZD's FOR REVIEW	RF

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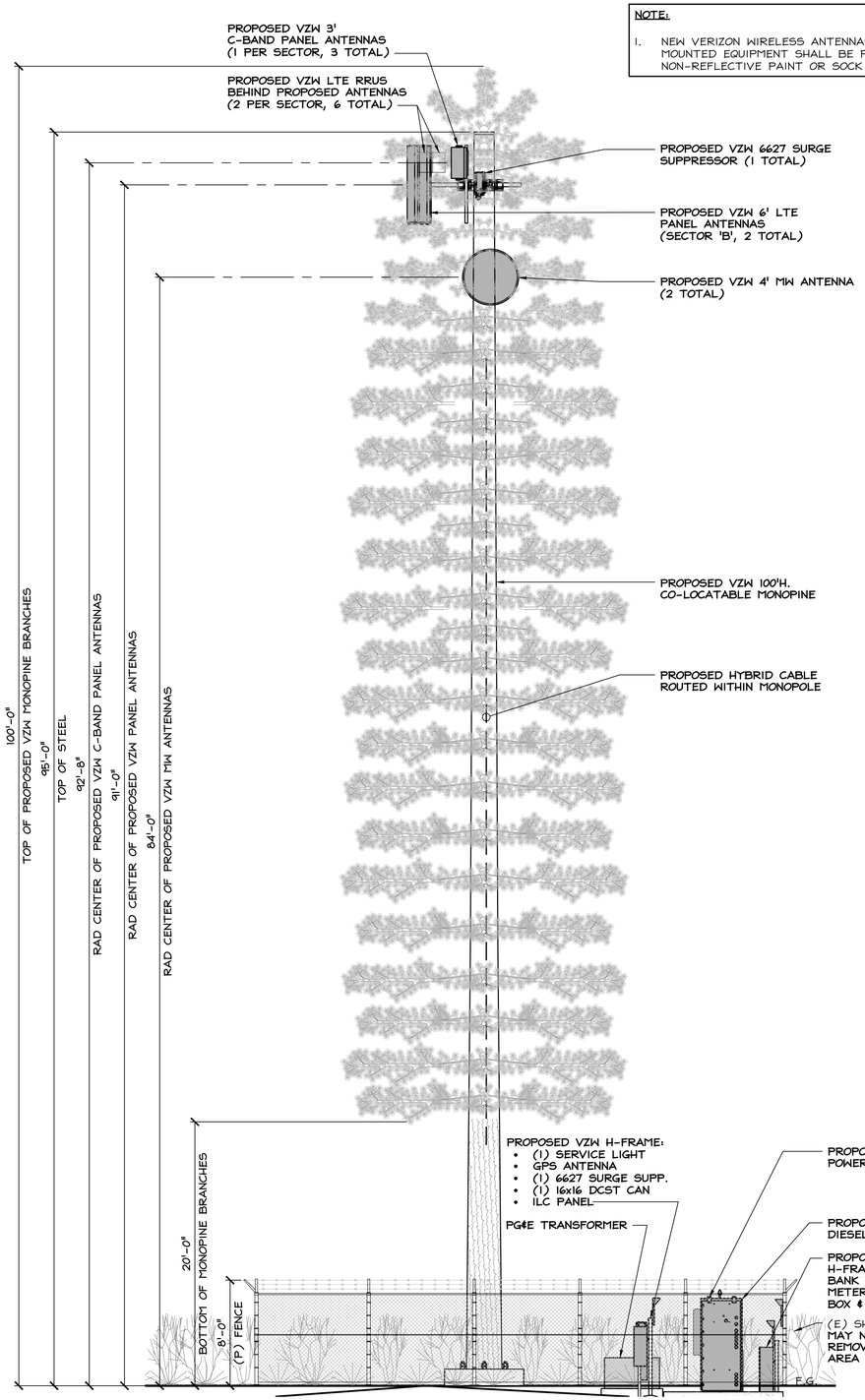
HWY 299 DIDDY WELLS
MONOPINE:
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

SHEET TITLE
ANTENNA LAYOUT PLAN

SHEET NUMBER
A-4

NOTE:

1. NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR SOCK WRAPPED.



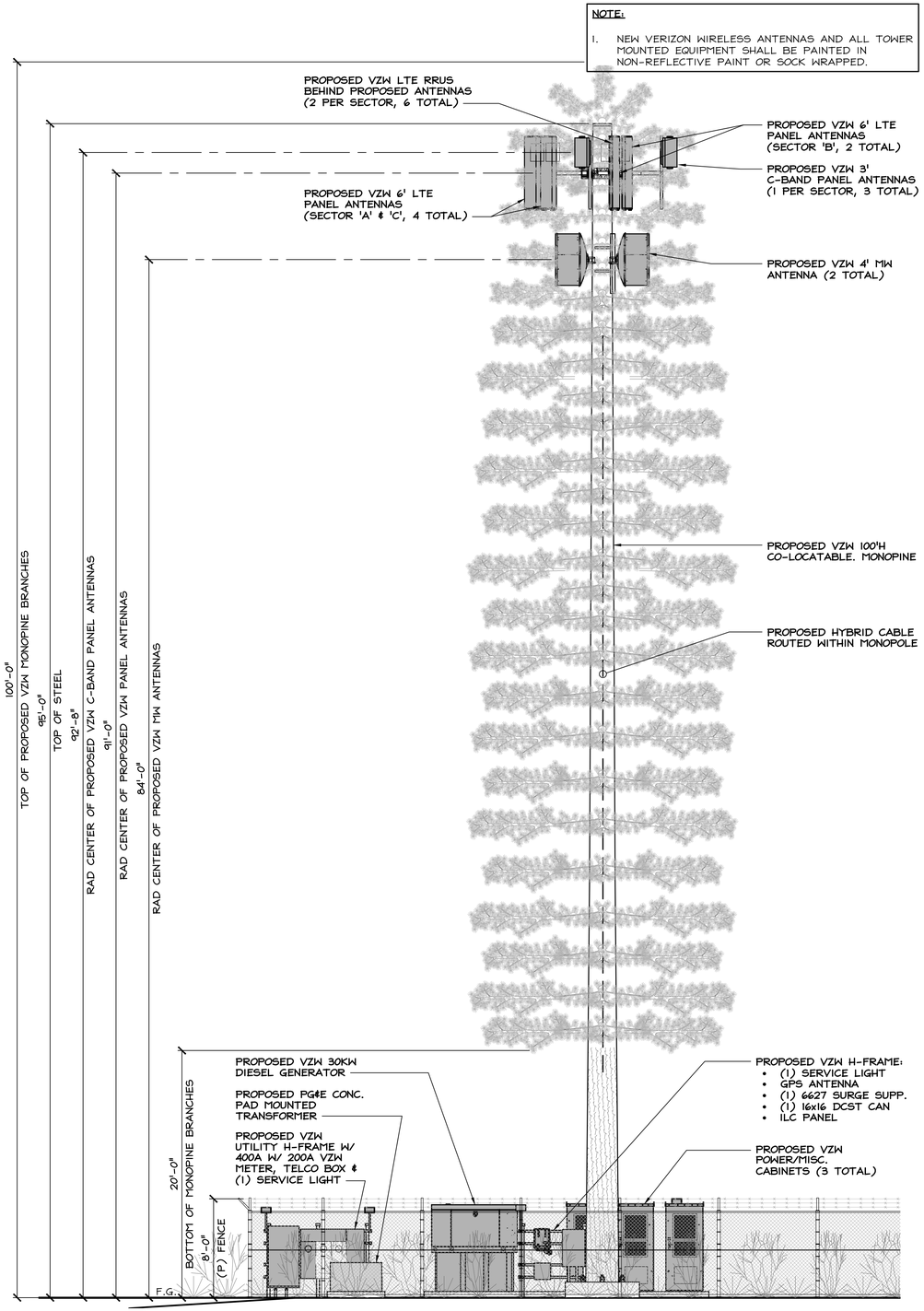
PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2

NOTE:

1. NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR SOCK WRAPPED.



PROPOSED WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1

verizon
2770 SHADELANDS DRIVE, 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 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	HWY 299 DIDDY WELLS
DRAWN BY:	RF
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
4	05/13/2025	UPT. SLOPES/TURNOUTS	SS
3	01/15/2024	PER NEW RFDS	SS
2	11/29/2023	PER LL REDLINES	SS
1	06/29/2023	UPDATED PER SURVEY	KM
0	03/09/2023	100% ZD's FOR SUBMITTAL	LS
D	02/06/2023	95% ZD's FINAL APPROVAL	LS
C	01/27/2023	95% ZD's FOR APPROVAL	SS
B	01/24/2023	95% ZD's FOR APPROVAL	SS
A	01/10/2023	90% ZD's FOR REVIEW	RF

NOT TO BE USED FOR CONSTRUCTION

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HWY 299 DIDDY WELLS
MONOPINE:
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

MONOPINE

Civil Construction Drawings

SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

Vicinity Map

Not to Scale





CIVIL ENGINEER

Fawkes Consultants
ADDRESS: 165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
CONTACT: JORDAN "GUY" WILLIAMS, P.E.
PHONE: (213) 500-5936

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

FAWKES CONSULTANTS INC.

©2025

165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
Gwilliams@fawkesconsultants.com

FINAL DESIGN

DATE: 06/12/25
PROJECT NO. 25.029

REVISION	DATE
1	
2	
3	
4	
5	
6	

COVER SHEET
MONOPINE
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

LICENSED PROFESSIONAL ENGINEER
CLIFFORD WILLIAMS
C 56268
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=100'

CV

DRAWN BY: LN

01/06

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT REGULATORY AGENCY STANDARDS AND SPECIFICATIONS, AND REGULATORY AGENCY COMPREHENSIVE PLAN, WHERE APPLICABLE.

2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT REGULATORY AGENCY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

A. REGULATORY AGENCY: WATER, SEWER, & STORM WATER — CLEARLAKE
14050 OLYMPIC DRIVE
CLEARLAKE, CA 95422

B. ENGINEER: Fawkes Consultants
165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004

CONTACT:
gwilliams@fawkesconsultants.com
Jordan "Guy" Williams, P.E.
213-500-5936

C. GAS — SOCALGAS
CUSTOMER SERVICE LINE: 1-877-238-0092

D. POWER COMPANY: — ENGINEERED PRODUCTS CO.
CUSTOMER SERVICE LINE: 800-336-1976

E. TELEPHONE COMPANY: — TOWER SUPPLY COMPANY
CUSTOMER SERVICE LINE: 800-969-6573

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM REGULATORY AGENCY AND/OR UDOT. CONTRACTOR SHALL NOTIFY REGULATORY AGENCY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) OWNER SHALL FILE NOTICE OF INTENT WITH THE STATE DIVISION OF WATER QUALITY AND ALSO OBTAIN A FUGITIVE DUST CONTROL PERMIT AS REQUIRED.

10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY REGULATORY AGENCY. IF TRAFFIC CONTROL IS NECESSARY, A TRAFFIC CONTROL PLAN SHOULD BE SUBMITTED TO REGULATORY AGENCY ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO ANY WORK BEING STARTED.

12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR REGULATORY AGENCY.

14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

15) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.

16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH REGULATORY AGENCY COMPREHENSIVE PLAN.

18) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE- INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOM- MODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH REGULATORY AGENCY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES OF DIALING 811 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES CALL. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF THE STATE SAFETY ORDERS FOR EXCAVATIONS AND TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE REGULATORY AGENCY FOR H-20 LOAD REQUIREMENTS.

6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF THE REGULATORY AGENCY.
A. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY STANDARDS.
B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO REGULATORY AGENCY STANDARDS.
D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
E. CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM EDGE OF MH TO EDGE OF MH. NO ADJUSTMENT WAS MADE FOR SLOPE.

7) THE CONTRACTOR SHALL NOTIFY INFINITY CONSULTANTS, INC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

9) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SURFACE IMPROVEMENTS:
1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH REGULATORY AGENCY STANDARDS.

ROADWAY MATERIALS:
ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED BY REGULATORY AGENCY STANDARDS AND THESE PLANS.

SEWER IMPROVEMENT COMPLIANCE:
1) ALL CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY'S DESIGN STANDARDS AND SPECIFICATIONS.

2) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

SWPPP NOTES
1) SEE EROSION CONTROL SHEET FOR DETAILS AND BMP's.

2) CONTRACTOR IS REQUIRED TO OBTAIN AN NOI FROM THE STATE FOR SWPPP PURPOSES.

3) CONTRACTOR IS REQUIRED TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH REGULATORY AGENCY PRIOR TO COMMENCING ANY SITE WORK FOR THIS PROJECT.

GENERAL DEMOLITION NOTES:
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

GENERAL SITE NOTES:
1. Stalls designated as accessible will require a painted accessible symbol and sign.
2. Fire lane markings and signs to be installed as directed by the Fire Marshall. Road widths equal to or less than 32 feet shall require red curbside painting and "No Parking" signs that are approved positioned along the fire apparatus access routes.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.
6. Fire hydrants and access roads shall be installed prior to construction of any buildings. All fire hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus.
7. All Street lighting installed within the project will be installed by the developer(s) and will be owned and maintained by the property owner(s).

GENERAL GRADING NOTES:
1. Survey Provided By Owner. Civil Engineer not responsibility for inaccuracies in survey information. Contractor to verify in field data and to inform Civil Engineer of any discrepancies.
2. All work shall be in accordance with the City Public Works Standard.
3. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
5. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
6. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
7. Fills shall be benched into competent material as per specifications and geotechnical report.
8. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
9. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
10. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
11. Dust shall be controlled by watering.
12. The location and protection of all utilities is the responsibility of the permitee.
13. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
14. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
15. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
16. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
17. Aggregate base shall be compacted per the geotechnical report prepared for the project.
18. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
19. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
20. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

GENERAL UTILITY NOTES:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.
11. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus.
12. Prior to the construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow available for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
13. As a Private Development, the private fire hydrants shall be annually maintained and a 5-year flow test shall be performed in accordance with NFPA 24 and 25. All records shall be provided and submitted through The Compliance Engine found at http://www:thecomplianceengine.com.

UTILITY PIPING MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS
MAIN TO METER
- Type 'K' copper or HDPE CTS-OD SDR-9 poly tubing.

METER TO BUILDING
- 3/4" to 2" diameter pipe - CTS Poly, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES
Pipe material as shown on utility plan view or to meet city standards.

WATER MAIN LINES AND FIRE LINES
2. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES
2. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES
1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

2. 12" or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)
1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).

2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.

3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.

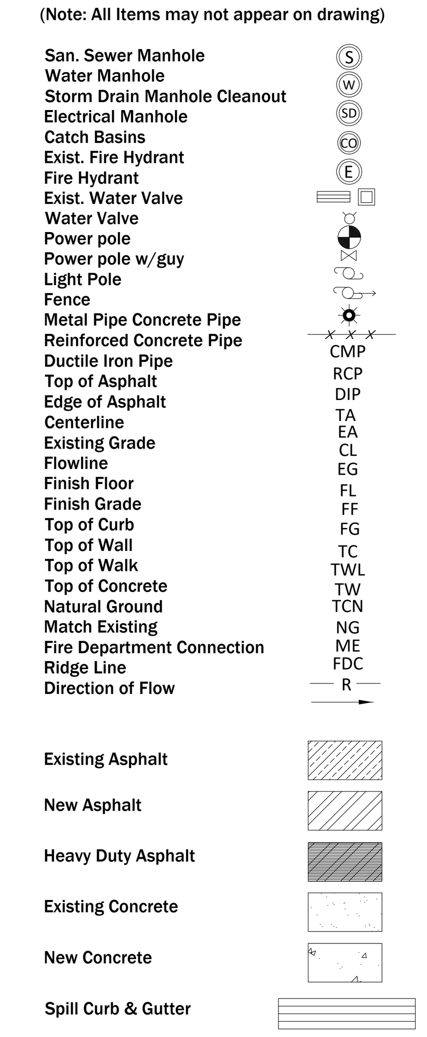
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MAX	MAXIMUM
APPR.	APPROXIMATELY	MH	MANHOLE
BW	BOTTOM OF WALL	MIN	MINIMUM
CB	CATCH BASIN	NTS	NOT TO SCALE
CL OR ℄	CENTERLINE	OH	OVERHEAD
CONC	CONCRETE	PC	POINT OF CURVATURE
DET	DETAIL	PL	PROPERTY LINE
DIA	DIAMETER	POC	POINT ON CURVE
DIP	DUCTILE IRON PIPE	PP	POWER POLE
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION	R.O.W.	RIGHT-OF-WAY
ESMT	EASEMENT	SS	SANITARY SEWER
EXIST.	EXISTING	SD	STORM DRAIN
FF	FINISH FLOOR	S.F.	SQUARE FEET
FH	FIRE HYDRANT	SHT	SHEET
FL	FLOWLINE	STD	STANDARD
FT	FEET	TBC	TOP BACK OF CURB
GB	GRADE BREAK	TG	TOP OF GRATE
HP	HIGH POINT	TOA	TOP OF ASPHALT
HORIZ	HORIZONTAL	TOC	TOP OF CONCRETE
HYD	HYDRANT	TOS	TOP OF SLAB
ID	INSIDE DIAMETER	TW	TOP OF WALL
I.E.	INVERT ELEVATION	TYP	TYPICAL
IRR	IRRIGATION	VAR	VARIES
	LENGTH	VERT	VERTICAL
L.F.	LINEAR FEET	WS	WATER SURFACE
LP	LOW POINT		

Legend

(Note: All Items may not appear on drawing)



Call before you Dig
Avoid cutting underground utility lines. it's costly.
Call 811
1-800-662-4111

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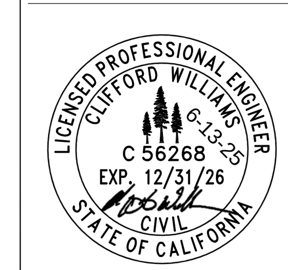
165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
Gwilliams@fawkesconsultants.com

FINAL DESIGN

DATE: 06/12/25
PROJECT NO. 25.029

REVISION	DATE
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GENERAL NOTES
MONOPINE
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069



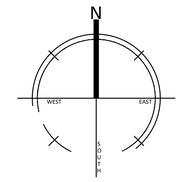
SCALE:

GN

DRAWN BY: LN

02/06





SCALE: 1" = 5'

5 0 5 10

GRAPHIC SCALE

SITE INFORMATION

- DISTURBED AREA.....43,935 SQFT

GRADING

- CUT.....1,624 CY
- FILL .....1,645 CY
- NET FILL.....21 CY

UTILITY TRENCHING

- LENGTH OF TRENCH.....1,228 LF
- APPROXIMATE EARTHWORK .....455 CY

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GRADING PLAN
MONOPINE
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

LICENSED PROFESSIONAL ENGINEER
CLIFFORD WILLIAMS
C 56268
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA
6-12-25

SCALE: 1"=5'

C100

DRAWN BY: LN

03/06

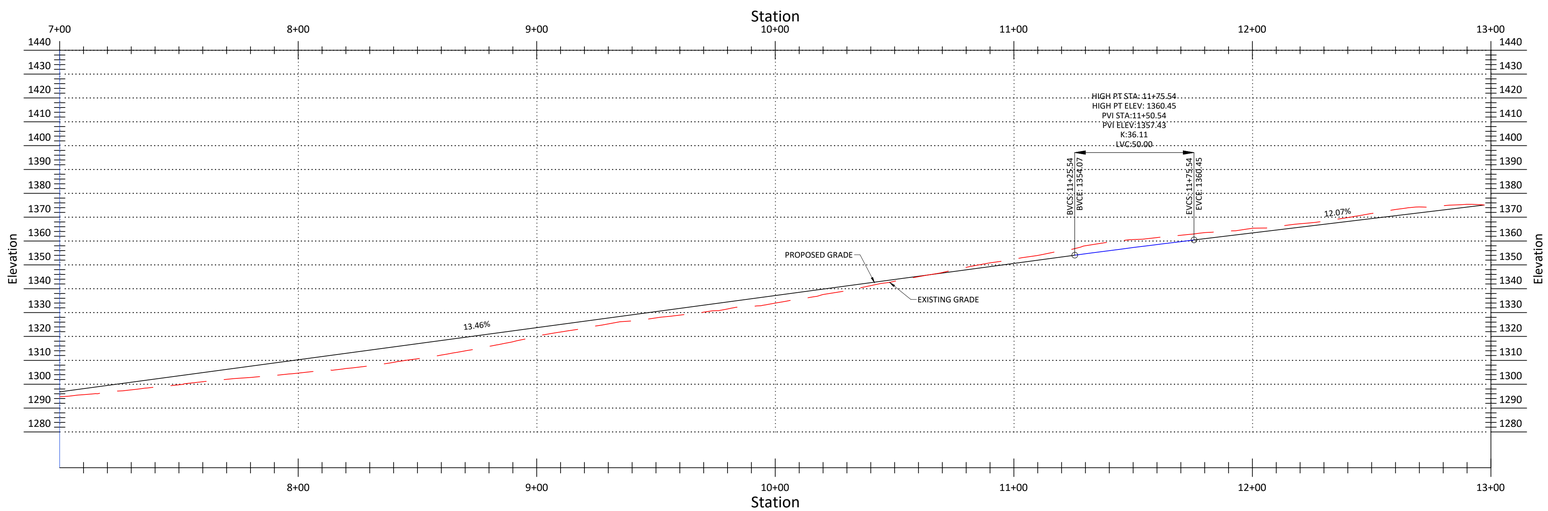
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30 0 15 30 40 50 60

Graphic Scale



ACCESS ROAD PLAN
STA. 7+00.00 TO 13+00.00



ACCESS ROAD PROFILE
STA. 7+00.00 TO 13+00.00

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PLAN & PROFILE
MONOPINE
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

LICENSED PROFESSIONAL ENGINEER
CLIFFORD WILLIAMS
C 56268
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA
6-12-25

SCALE: 1"=30'

C201

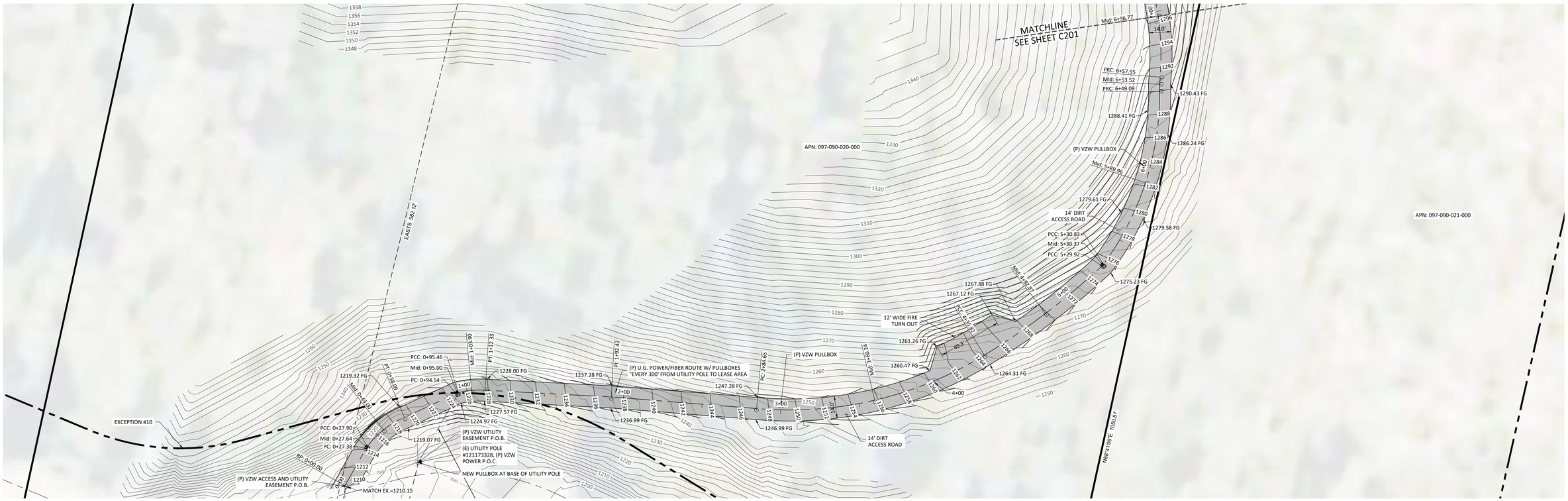
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05/06

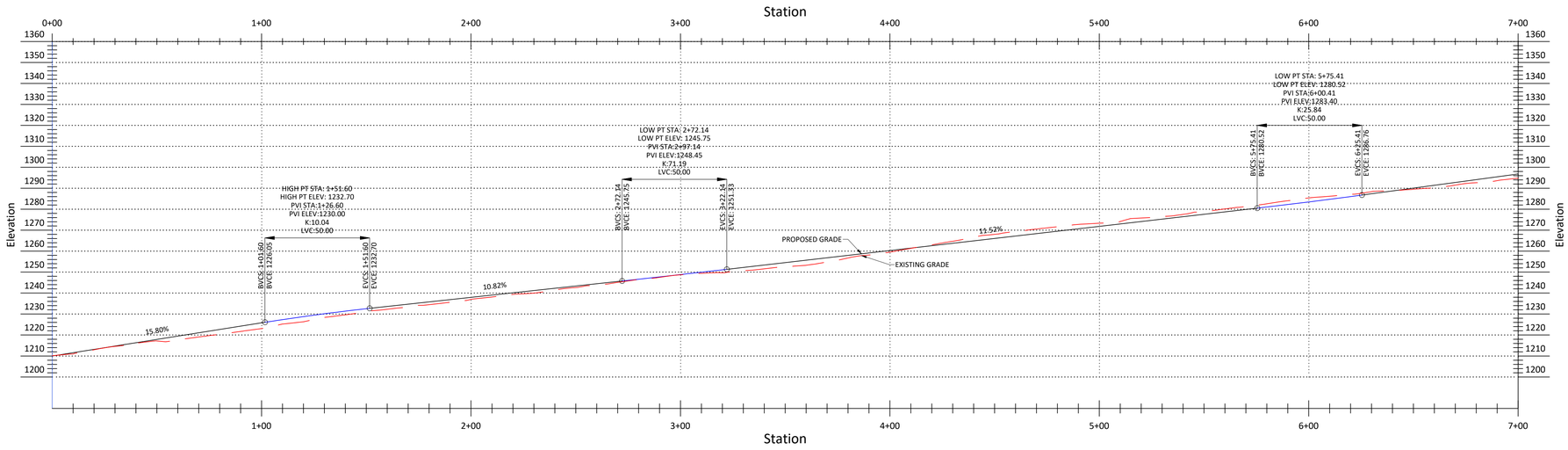
Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale



ACCESS ROAD PLAN
STA. 0+00.00 TO 7+00.00



ACCESS ROAD PROFILE
STA. 0+00.00 TO 7+00.00

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PLAN & PROFILE
MONOPINE
SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

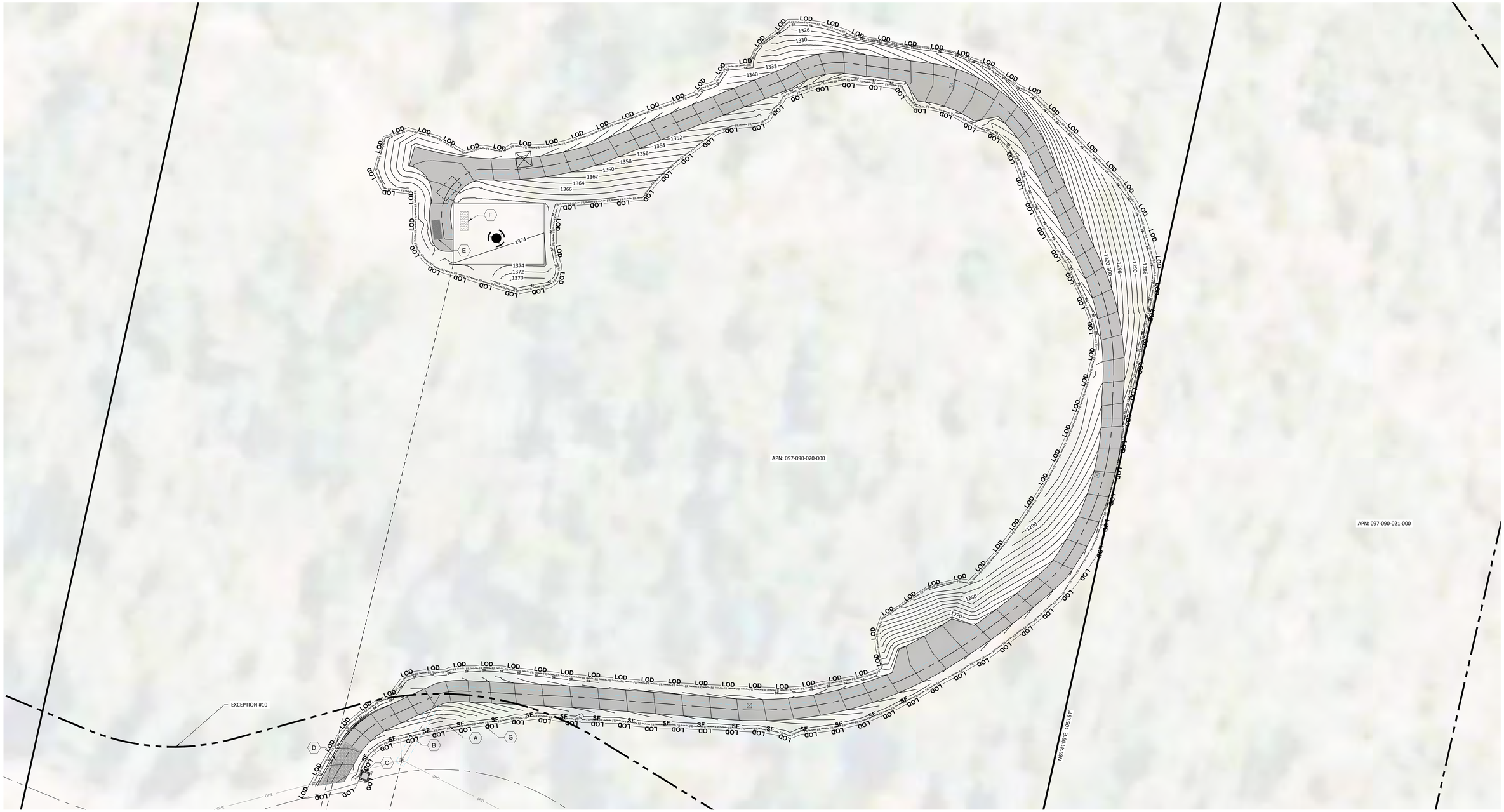
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EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=30'

C200

DRAWN BY: LN

04/06



LEGEND

SF	SILT FENCE
CF CF CF	CONSTRUCTION FENCE AT PROPERTY LINE
LOD LOD	LIMITS OF DISTURBANCE
	DIRECTION OF EXISTING OVERLAND FLOW
FR FR FR	LINEAR FIBER ROLL
	INLET PROTECTION- WHERE CATCH BASINS AND STORM DRAINS ARE PRESENT ON SITE
	PORTABLE TOILET CONTAINMENT
	JOBSITE DUMPSTER

LEGEND

	CONCRETE WASHOUT AREA
	STABILIZED CONSTRUCTION ENTRANCE
	MATERIAL STORAGE AREA
	STOCK PILE AREA

NOTE: SEE LANDSCAPE PLANS FOR HYDROSEED AREAS FOR SITE SLOPE STABILIZATION.

EROSION CONTROL KEYNOTES

A	FIBER ROLL MAT
B	SILT FENCE
C	CONCRETE WASH OUT
D	STABILIZED CONSTRUCTION ENTRANCE
E	MATERIAL STORAGE
F	STOCKPILE AREA
G	LIMITS OF DISTURBANCE

N

Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

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FINAL DESIGN

DATE: 06/12/25
PROJECT NO. 25.029

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EROSION CONTROL MONOPINE

SUGAR PINE CAMP RD & HWY 299
OAK RUN, CA 96069

LICENSED PROFESSIONAL ENGINEER
CLIFFORD WILLIAMS
C 56268
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=30'

C300

DRAWN BY: LN

06/06

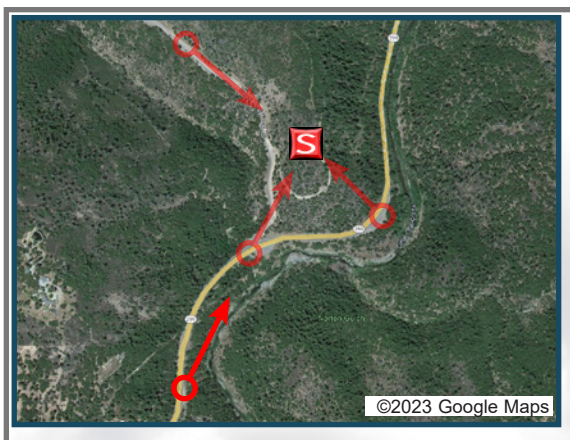
verizon

HWY 299 DIDDY WELLS

SUGAR PINE CAMP ROAD & HWY 299 OAK RUN CA 96069

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VIEW 1



EXISTING

PROPOSED MONOPINE

PROPOSED LOOKING NORTHEAST FROM HIGHWAY 299

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

verizon

HWY 299 DIDDY WELLS

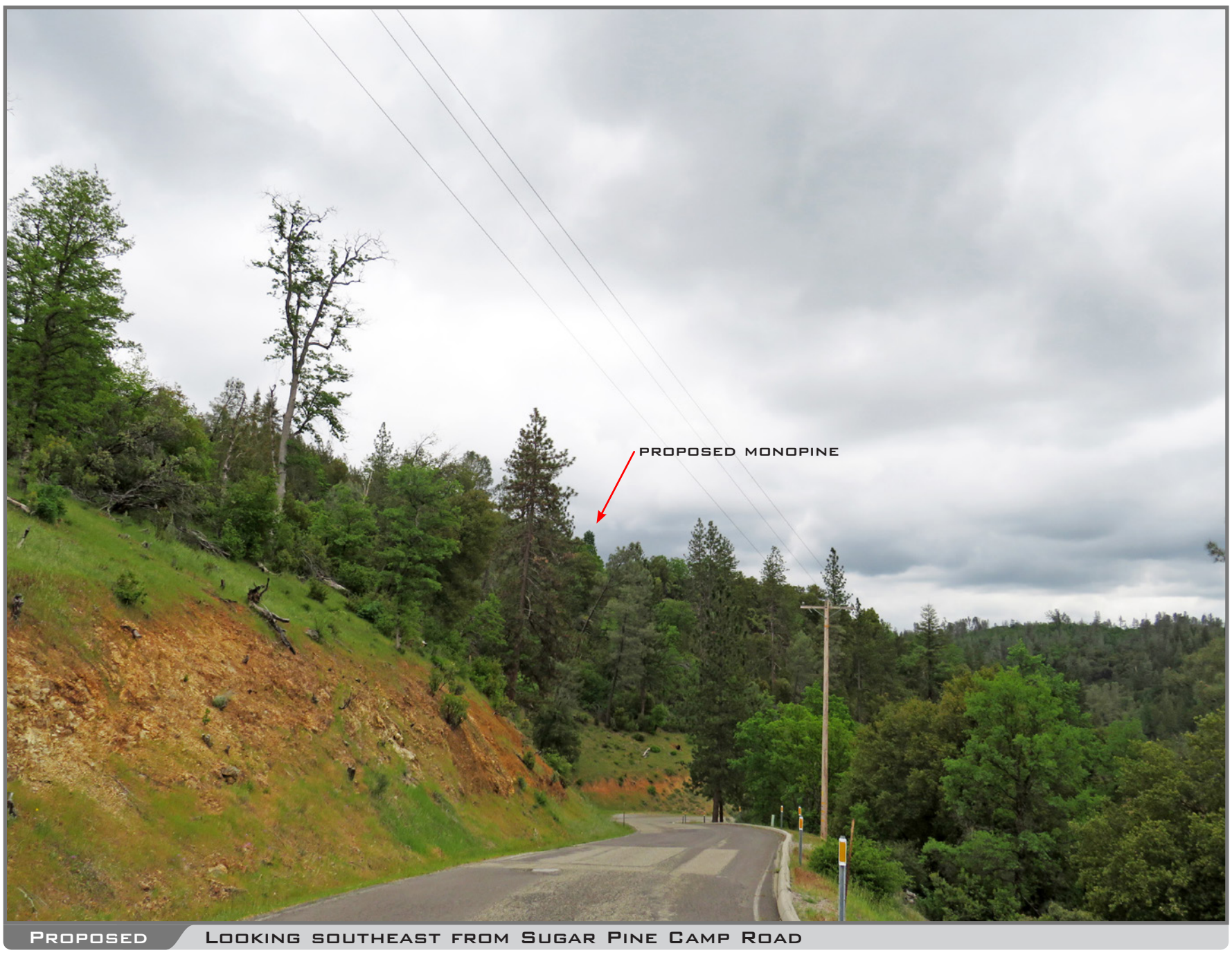
SUGAR PINE CAMP ROAD & HWY 299 OAK RUN CA 96069

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VIEW 2



EXISTING



PROPOSED LOOKING SOUTHEAST FROM SUGAR PINE CAMP ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

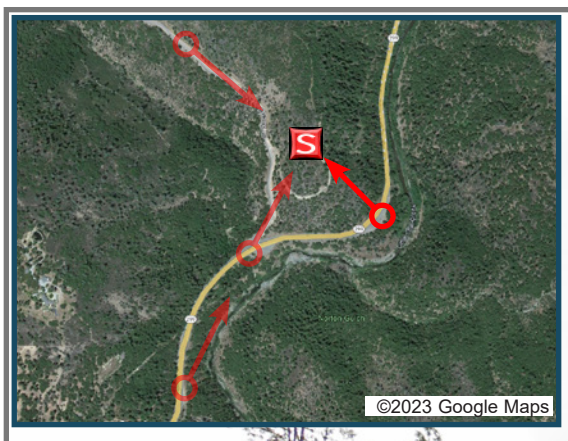
verizon

HWY 299 DIDDY WELLS

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VIEW 3



EXISTING

PROPOSED MONOPINE BEYOND

PROPOSED LOOKING NORTHWEST FROM HIGHWAY 299

Accuracy of photo simulation based upon information provided by project applicant.

verizon

HWY 299 DIDDY WELLS

SUGAR PINE CAMP ROAD & HWY 299 OAK RUN CA 96069

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VIEW 4



EXISTING

PROPOSED MONOPINE

PROPOSED LOOKING NORTHEAST FROM HIGHWAY 299

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

From: Trent, Colton@Wildlife
To: Tara Petti
Cc: Iacona, Erika@Wildlife
Subject: Early Consultation for UP23-0006
Date: Thursday, March 21, 2024 2:25:18 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 Tara Petti,

The California Department of Fish and Wildlife (CDFW) has received the consultation request for UP 23-0006, a proposal to construct, operate and maintain a 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 CNDDB query demonstrate that the Project area is likely to contain suitable habitat for several state special-status species and habitat types, including but not limited to foothill yellow-legged frog (*Rana boylii,* State Species of Special Concern), western bumble bee (*Bombus occidentalis*, Candidate Endangered and State Rank S1: Critically Imperiled), Shasta snow-wreath (*Neviusia cliftonii,* State Threatened and State Rank S2: Imperiled), and North American porcupine (*Erethizon dorsatum,* State Rank S3: Vulnerable). 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 CNDDB 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 CNDDB 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.

California Endangered Species Act

Several CESA-listed species have the potential to occur within or adjacent to the Project area including, but not limited to Shasta salamander (*Hydromantes shastae, Threatened*), Bald Eagle (*Haliaeetus leucocephalus*, Endangered), Shasta snow-wreath (Neviusia cliftonii, Threatened) and western bumble bee (*Bombus* occidentalis, Candidate Endangered). Please be advised that a CESA permit must be obtained if the Project has the potential to result in "take" (hunt, pursue, catch, capture, kill, or attempt thereof) of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project 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 & Game Code Section 2081(b)(2). Information on how to attain a CESA permit is available here: https://wildlife.ca.gov/Conservation/CESA/Permitting.

Bumble Bees

On September 30, 2022, the candidacy of four California bumble bee species was reinstated under the CESA, including the Western Bumble Bee (*Bombus occidentalis*), whose ranges extends adjacent to the Project area. As such, these bumble bees receive the same legal protection afforded to an endangered or threatened species (Fish and Game Code, §§ 2074.2 & 2085). It is illegal to import, export, take (hunt, pursue, catch, capture, or kill, or attempt engage in any of these activities), possess, purchase, or sell CESA-listed species, or any part or product thereof (Fish and Game Code, §§§ 86, 2080, 2085). Western bumble bees were once common throughout most of California and the western United States however, research and analysis by the Xerces Society suggests there have been sharp declines in their relative abundance due to habitat disturbances, increasing temperatures, drought, and pesticide use.

The Project area may contain potentially suitable habitat for these species. Ground disturbance and land modification associated with the development of subdivided parcels may have the potential to significantly impact local bumble bee populations, therefore, CDFW recommends having a qualified biologist conduct a bumble bee habitat assessment and

thorough analysis of potential impacts to bumble bees. The assessment and analysis should be included in the environmental document. Without appropriate avoidance and minimization measures, potentially significant impacts associated with Project ground- and vegetation-disturbing activities, include loss of foraging plants, changes in foraging behavior, burrow collapse resulting in entrapment or crushing in burrows, nest abandonment, reduced nest success, reduced health, and vigor of eggs, young, and/or queens, in addition to direct mortality.

If potentially suitable habitat is identified, western bumble bee is observed, and/or ground disturbing activities occur during the overwintering periods, consultation with CDFW is warranted to discuss how to implement Project activities and avoid or minimize the risk of take. Please refer to the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species.

Nesting Birds

The Project area contains suitable habitat for tree- and ground-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 all nesting birds and/or raptors protected under Fish & Game Code Sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act, one of the following should be implemented:

a. Vegetation removal and other ground-disturbing activities should occur between September 1 and January 31, when birds are not anticipated to be nesting; or

b. If vegetation removal or ground disturbing activities occur during the nesting season, a pre-construction nesting bird survey should be conducted by a qualified biologist to identify active nests in and adjacent to the Project area.

Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey should consider acoustic impacts and line of sight Project disturbances to determine a sufficient survey radius to maximize observations of nesting birds. A nesting bird survey report should be prepared and, at a minimum, the report should include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed, a description of any active nests observed,

any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, presence of predators).

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

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

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.

To avoid potential impacts to bats, 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 exclusions 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

The referral packet does not indicate stream impacts, however, should impacts occur, they may be subject to Fish &Game Code Section 1602, therefore, the following section will apply. Fish & 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 Lake and Streambed Alteration Program.

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 birds and other nocturnal species. The effects may include, but are not limited to, alteration of foraging behavior, reproductive behavior, navigation, and migration patterns. 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.

Low Impact Development

The Project area is adjacent to suitable habitat for aquatic State special-status species and habitat types, including but not limited to Steelhead (*Oncorhynchus mykiss irideus,* Central Valley DPS, State Rank S2: Imperiled). CDFW recommends the implementation of Low Impact Development (LID) strategies to prevent a net-increase in stormwater runoff from new development and parking lots. LID strategies may 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 100-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 toxic pollutants such as 6PPD-quinone, a chemical contaminant derived from vehicle tires, suspected to negatively impact aquatic organisms. 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.

Native Vegetation in Landscaping

CDFW recommends utilizing vegetation native to the local area in landscaping. 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 palate for landscaping plans. For more information regarding the importance of using native species in landscaping, please see 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 this Project's surveys to the CNDDB. For additional information about submitting data, please Submitting Data to the CNDDB.

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 Colton Trent, Environmental Scientist, by email at R1CEQARedding@wildlife.ca.gov.

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

Best,

Colton Trent
Environmental Scientist
Interior Habitat Conservation Planning
(530) 485-7891
601 Locust Street
Redding, CA 96001

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE

Central Valley Regional Water Quality Control Board

13 March 2024

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

COMMENTS ON USE PERMIT 23-0006, VERIZON WIRELESS, APN NUMBER 097-090-020, 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 7 March 2024, we received your request for comments on Use Permit 23-0006 (Project).

The applicant, Verizon Wireless, proposes a new wireless telecommunications facility consisting of a 100-foot-tall monopine with a 40-foot by 60-foot equipment area. The project will include improved access from Sugar Pine Camp Road to the proposed tower location and associated lease area. The Project site is located approximately 0.17 miles north of the intersection of Sugar Pine Camp Road and State Highway 299 East on the east side of Sugar Pine Camp Road in Bella Vista.

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

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).

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.

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

DEPARTMENT OF FORESTRY AND FIRE PROTECTION
Shasta Trinity Unit
875 Cypress Avenue
Redding, California 96001
(530) 225-2418
Website: www.fire.ca.gov

Tara Petti, Senior Planner
Shasta County Department of Resource Management
1855 Placer Street, Suite 103
Redding, Ca. 96001

Tara Petti

CAL FIRE, Shata-Trinity has the following comments on use permit 23-0006.

This project appears to be located on lands that are designated as "Timberland" as defined by PRC 4526. "Timberland means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees..."

Because the project is located on Timberland the proposed activities would be considered Timber operations and the conversion of Timberland. PRC 4527 defines Timber operations as follows
"Timber Operations; commercial purposes; criteria.
(a) (1) "Timber Operations" means the cutting or removal, or both, of timber or other solid wood forest products, including Christmas trees, from Timberlands for commercial purposes, together with all the incidental work, including, but not limited to, construction and maintenance of roads, fuel breaks, firebreaks, stream crossings, Landings, skid trails, and beds for the falling of trees, fire hazard abatement, and Site Preparation that involves disturbance of soil or burning of vegetation following timber harvesting activities, but excluding preparatory work such as treemarking, surveying, or roadflagging.
(2) **"Commercial purposes"** includes (A) the cutting or removal of trees that are processed into logs, lumber, or other wood products and offered for sale, barter, exchange, or trade, or (B) the cutting or removal of trees or other forest products during the conversion of Timberlands to land uses other than the growing of timber that are subject to the provisions of Section 4621...

The project proponent is responsible for obtaining the appropriate Timber Conversion Permit and Timber Harvest Document from the Department of Forestry and Fire Protection.

Thank you for the opportunity to comment on this project. If there are any questions, please contact me.

Sincerely,

Benjamin Rowe
Unit Forester
CAL FIRE, Shasta-Trinity Unit
benjamin.rowe@fire.ca.gov
530.225.2432
530.448.2491

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

January 24, 2024

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

IC File # NE24-11
Project Review

RE: UP23-0006
T33N, R2W, Section 15 MDBM
USGS Oak Run 7.5' (1985) & Millville 15' (1953) quadrangle maps
Shasta County

Tara Petti:

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:	P-45-003818

In addition, twelve 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 been previously surveyed for cultural resources. For additional information, please view the table below.

Report	DocAddl	Other IDs	Authors	Year	Month	Title	Publisher
NEIC-000827			Rick Minor, Jackson Underwood, Rebecca Apple, Stephen Dow Beckham, and Clyde Woods	1987	Apr	Technical Report: Cultural Resources Survey for the US Sprint Fiber Optic Cable Project - Oroville, California to Eugene, Oregon	Dames & Moore
NEIC-000827	A		M. Steven Shackley, Rick Minor, Rebecca Apple, Stephen Dow Beckham, Trudy Vaughan, Clyde M. Woods, and Jan E. Wooley	1987	May	US Sprint Fiber Optic Cable Project Oroville, California to Eugene, Oregon: Addendum #1 to the Technical Report	Dames & Moore
NEIC-000827	B		Trudy Vaughan	1987	Jul	US Sprint Fiber Optic Cable Project Oroville, California to Eugene, Oregon: Addendum #4 to the Technical Report, Cultural Resources Survey of the Proposed Regeneration Stations and Point of Presence Sites from Oroville to Eugene	Dames & Moore
NEIC-000827	C		M. Steven Shackley	1987	Aug	Testing Report: US Sprint Fiber Optic Cable Project - Oroville, California to Eugene, Oregon/ Archaeological Testing of Four Sites in California: CA-BUT-5, THE-1468, SHA-1684, SIS-332/ Addendum #2 to the Technical Report	Dames & Moore
NEIC-000827	D		Tirzo Gonzalez	1987	Dec	US Sprint Fiber Optic Cable Project Oroville, California to Eugene, Oregon: Addendum #5 to the Technical Report, Cultural Resources Construction Monitoring Program in California	Dames & Moore
NEIC-004128		Caltrans - CU# 02172, EA#30030K	Wayne Wiant	1997	Feb	Department of Transportation Historic Property Survey Report - Negative Findings, 02-Shasta-299, PM 31.5/51.0, CU# 02172, EA#30030K	
NEIC-006997		Other - CU# 02601/ EA#936081-0286NPR0268; Voided - SH-L-243	Wayne Wiant	1986	Jul	Department of Transportation, Negative Archaeological Survey Report: 02-Sha-299, PM 42, CU# 02601/ EA#936081-0286NPR0268	California Department of Transportation

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 Oak Run 7.5' (1985) & Millville 15' (1953) quadrangle maps depict archaeological sensitive areas within the project's region such as Little Cow Creek and a tributary. Seaman Gulch, Norton Gulch, structures, foundations, Hwy 299, roads, Ingot, ruins, Tollgate site, Diddy Wells Forest Fire Station, and additional waterways 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 to be low to moderately sensitive for cultural resources. Portions of the project along existing sites, roads, and trails are sensitive for archaeological resources. Other areas of sensitivity are flats near creeks, springs, seeps, or rock outcrops that may be located in the project area.

Therefore, because the project area has not been previously surveyed for archaeological resources, we recommend that a professional consultant be contacted prior to ground disturbance. The project archaeologist can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at www.chrisinfo.org.

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.

Not all known cultural resources have been recorded and submitted to the OHP, so this record search should not be considered an exhaustive list of all cultural resources present in your project area. DPR forms and reports that are used for recording and evaluating sites and individual resources are submitted to the Northeast Information Center by private and public agencies. Please note that the Northeast Information Center is not responsible for misinformation of coordinates presented on the submitted DPR forms. If a discrepancy is found, please contact the lead agency for more information.

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 #12995). 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,

Ashlyn Weaver

Ashlyn Weaver, M.A.
Coordinator & GIS Specialist
Northeast Information Center
(530) 898-6256