



PLANNING DEPARTMENT COUNTY OF TEHAMA

Courthouse Annex, Room "I"
444 Oak Street
Red Bluff, California 96080
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Planning@tehama.gov

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION **USE PERMIT 23-02 VB EDGE, LLC (GALARZA) – OHM ROAD**

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the County of Tehama is circulating an Initial Study/Mitigated Negative Declaration (IS/MND) for public comment. A Mitigated Negative Declaration is a document describing the reasons that the proposed project will not have a significant adverse impact on the environment, with the incorporation of specific mitigation measures. All mitigation measures will be incorporated into the project as conditions of approval.

The Initial Study/Mitigated Negative Declaration is available for public review at the Tehama County Clerk & Recorder's Office, 633 Washington Street, Room 11, Red Bluff, CA 96080. The Planning Department will be accepting comments on the IS/MND from **August 15, 2026, to September 14, 2026.**

Any person who wishes to comment on the IS/MND must submit written comments no later than **5:00 p.m. on Monday, September 14, 2026.** Written comments may be sent to: Greg Redeker, Planner IV, County of Tehama, 444 Oak Street, Room "I", Red Bluff, CA 96080. Comments may also be emailed to planningpubliccomment@tehama.gov.

PROJECT TITLE: Use Permit 23-02 – VB Edge, LLC (Galarza) – Ohm Road

PROJECT DESCRIPTION: The proposed project is a Small Fixed Wireless Facility that consists of five (5) communication structures, each measuring approximately 11 ft. 5 inches in height with an aimable 8 ft. diameter antenna dish, which will be automatically oriented to satellites passing overhead. The Communication Facilities associated equipment includes a raised concrete equipment pad and equipment, utility backboard and metered utility service. All telecom structures and associated equipment will be enclosed within a 10' corrugated metal fence (with the enclosed area modified to avoid the nearby ephemeral drainage), with utilities enclosed within an adjacent area surrounded by chain link fence with slats. The existing drainage channel adjacent to Ohm Road will be altered slightly by a proposed concrete swale for drainage, a culvert with headwalls, and utility trenching heading east from the communication complex. Entry to the small fixed wireless facility will be made via an access driveway over the proposed culvert. Total disturbed area will be approximately 0.4 acres, and total onsite impervious surface area (in the form of concrete equipment pads) will be less than 300 s.f. The project site is located in an AG-2 Agricultural/Valley Zoning District and is designated Valley Floor Agriculture on the General Plan land use diagram.

PROJECT LOCATION: The project is located on the north side of Ohm Road between Paskenta Road and Rawson Road in the community of Red Bluff, CA, on the southwest portion of APN 035-180-011, Township 26N, Range 03W, Section 18, M.D.B.& M.

PUBLIC HEARING: This project will be considered by the Tehama County Planning Commission on **a date to be determined** in the Board of Supervisors Chambers at 727 Oak Street, Red Bluff, CA 96080. Any comments on the project as opposed to the IS/MND should be submitted to the Planning Department, or in person to the Planning Commission, as specified in the future public hearing notice for this project. You will receive a separate public hearing notice stating the specific time and date the project will be considered by the Planning Commission.

Contact: Greg Redeker, AICP
Planner IV

Distribution: State Clearinghouse
County Clerk / Recorder
2,500' radius from project site