



**Siskiyou County
Planning Commission Staff Report
November 19, 2025**

**Old Business Agenda Item No. 1
Yreka Union Telecommunication Use Permit (UP-25-01)**

Applicant:	The Towers, LLC; The Towers of California, LLC
Property Owners:	Theodore and Caressa McCanna 943 Highway 263 Yreka, CA 960
Representatives:	Samantha Herrmann Assurance Development, Inc. obo The Towers, LLC 1499 Huntington Drive, Suite 305 South Pasadena, CA 91030
Project Summary	<p>The applicant is requesting use permit approval to allow the following:</p> <ul style="list-style-type: none">• Develop the project site with a 100-foot-tall faux windmill lattice wireless communications facility within a 50-foot by 50-foot lease area.
Location:	The project site is located at 943 Highway 263, Yreka; APN: 013-530-290; Township 45N, Range 7W, Section 15, MDBM; Latitude 41.7480°, Longitude -122.6362°.
General Plan:	Erosion Hazard, Soils: Severe Septic Tank Limitations, Deer Wintering Areas, Prime Agricultural Soils
Current Zoning:	Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5)
Exhibits:	<p>A. Draft Resolution PC 2025-019 A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving the Yreka Union Telecommunication Use Permit (UP-25-01) A-1. Notations and Recommended Conditions of Approval A-2. Recommended Findings</p> <p>B. Comments C. Project Narrative and Statement of Code Compliance D. Sound Data E. Coverage Maps F. Photo Simulations G. Site Plans</p>

Background

This project was previously heard during the October 15, 2025, Planning Commission meeting. It was continued when it was found that the project documents had not been posted online for Commissioners and members of the public to review.

The project representative, Samantha Herrmann of Assurance Development, Inc., has applied for a land use permit to develop a portion of an existing 12.5-acre parcel with a 100-foot-tall faux windmill lattice wireless communications facility to be identified as “Yreka Union.” The antenna will be built and owned by The Towers, LLC, which is known in California as The Towers of California, LLC. Verizon Wireless is proposed to be the first of three possible tenants to be co-located at this site. The Project Narrative (Exhibit C) and Site Plans (Exhibit G) provide detailed information about the proposed facility. Although the project site is directly north of the city of Yreka, it is not within that city’s mapped sphere of influence.

The subject parcel is a legal parcel that was created when Fred and Betty Fleck granted the property to William and Martha Overman, as recorded on February 26, 1975, Siskiyou County Official Records, volume 727 at page 795. It has not been subsequently modified.

A single-family dwelling was constructed on the property in 1957. It has additionally been developed with a detached garage and other accessory structures that support the residential use of the property.

The project site is sloped at approximately 9%. Vegetation on the property are primarily grasses, buckbrush, and oak trees. Soil on the property consists of Duzel gravelly loam on the lower portion of the property, and Duzel-Jilson-Facey complex on the upper portion of the property, neither of which are prime farmland.

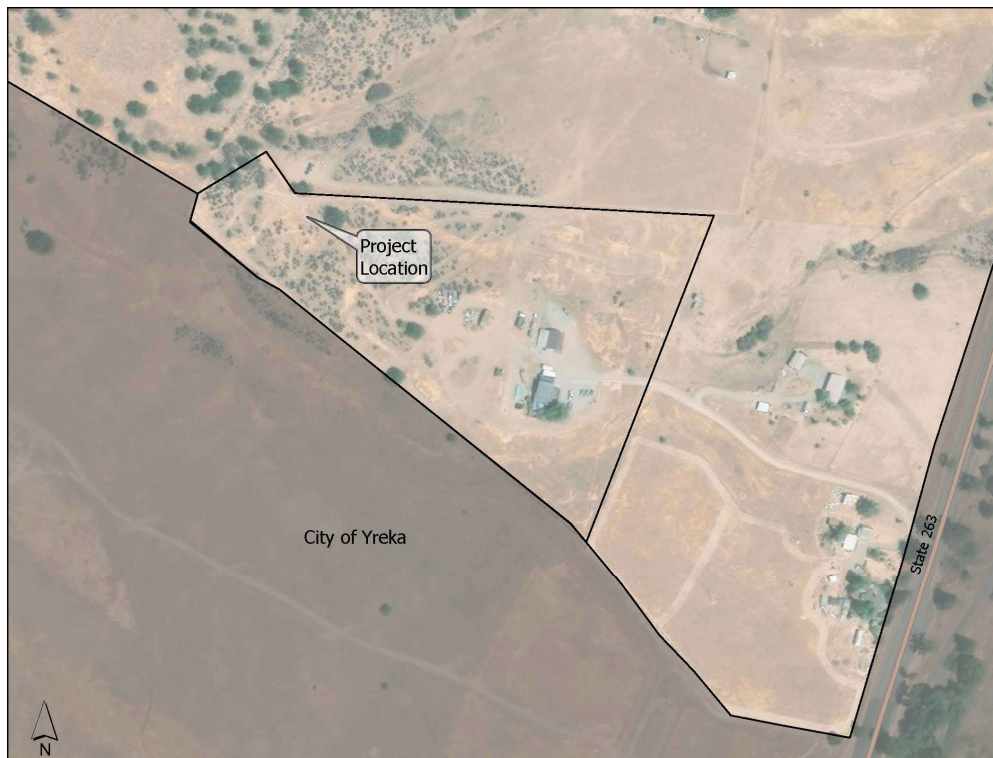


Figure 1: Location Map

Analysis

In evaluating a Use Permit request, the primary focus is compatibility of the proposed telecommunication facility with the site and surrounding uses, to determine if the proposed project should be allowed and to review the configuration, design, location, and potential impact(s) of the proposed project by comparing it to established General Plan policies and zoning regulations. The Planning Commission may approve the Use Permit application, with or without conditions, only if the project can be found in compliance with the General Plan Policy findings, Zoning Consistency/Use Permit Findings, and California Environmental Quality Act Findings. Recommended Findings are listed in Exhibit A-2.

The project site is located at 943 Highway 263, just north of the city limits for Yreka. Butcher Hill, Paradise Craggy, Willow Creek Mountain, Goosenest, and Mount Shasta are visible from the project site. The proposed Yreka Union antenna is between Highway 263 and unnamed foothills. Surrounding parcels are zoned for rural residential agricultural uses and are developed with dwellings, with vacant non-prime agricultural zoned parcels to the northwest. Properties to the south within the city of Yreka are vacant and are zoned for single-family residential and high-density residential uses. Yreka Union High School is south of the vacant city parcels. The proposed wireless telecommunications facility project (see Exhibits C and G for full project details) includes a 100-foot faux windmill lattice cell tower within a 50-foot by 50-foot lease area. Verizon Wireless is proposed as the first of three potential tenants. Verizon's equipment is proposed to include twelve antennas, twelve remote radio units, one microwave dish, a 30kw diesel generator with a 200-gallon fuel tank, and utility cabinets under a shade canopy. A pad mount transformer (to be adjacent to the proposed lease area) and metering panel are proposed to serve the facility with electricity.

Federal Communications Commission/Regulation of Telecommunication Facilities

Regulation of wireless telecommunication facilities, including towers and antennae, is largely governed by the Federal Telecommunications Act of 1996 (Act). The Act provides certain exceptions to the authority of a state or local government to regulate wireless telecommunication facilities. The Act and Federal Communications Commission (FCC) rules have significantly constrained local regulatory authority regarding these facilities. The limitations on state or local authority as cited in the Act (47 U.S.C Section 332(c)(7)(B)) are articulated below (and reiterated at Siskiyou County Code Section 10-6.1518(j)):

1. The regulation of the placement, construction, and modification of personal wireless service facilities by any state or local government or instrumentality thereof-
 - a. Shall not unreasonably discriminate among providers of functionally equivalent services; and
 - b. Shall not prohibit or have the effect of prohibiting the provision of personal wireless services.
2. A state or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.
3. Any decision by a state or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.
4. No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the

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environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

Section 704 of the Act (codified at 47 USC Section 332(c)) governs federal, state and local government oversight of siting of "personal wireless service" facilities. The Act establishes a comprehensive framework for the exercise of jurisdiction by state and local zoning authorities over the construction, modification and placement of facilities such as towers for cellular, personal communications service, and specialized mobile radio transmitters:

1. Section 704 prohibits any action that would discriminate between different providers of personal wireless services, such as cellular, wide-area specialized mobile radio transmitters, and broadband personal communications service. It also prohibits any action that would ban altogether the construction, modifications or placement of these kinds of facilities in a particular area; and
2. The Act specifies procedures which must be followed for action on a request to place these kinds of facilities and provides for review in the court system if a decision by a zoning authority is inconsistent with Section 704.

In summary, the county's authority to regulate and permit telecommunication facilities is established through the Telecommunications Act of 1996, zoning regulations, court rulings and FCC declaratory rulings. While the Telecommunications Act of 1996 nominally preserves local zoning authority, the County of Siskiyou actually has limited regulatory authority over telecommunication facilities. The county may not impose any requirements, regardless of the Use Permit's required findings or the requirements of the Zoning Ordinance that would prohibit or have the effect of prohibiting the provision of personal wireless services. This has been interpreted by the courts to mean that if a wireless carrier has a significant gap in coverage in a particular area and has demonstrated that a facility in a particular location is both necessary to fill the coverage gap and is the least intrusive means of doing so, a local government may not deny the application for the facility. In this respect, the county's land use authority is partially preempted by federal law.

The Zoning Ordinance requires telecommunication providers to provide additional technical information including alternative site and co-location analysis demonstrating that the proposal is the least intrusive location and is not feasible to be co-located on a nearby tower or structure. As noted below in the "Zoning Consistency" section, the applicant has complied with this requirement and has demonstrated a coverage gap and the lack of alternative sites. It should also be noted that both federal and state law prohibits the county from considering health effects or concerns of radio frequency emissions if the facilities comply with the FCC's radio frequency emission standards.

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped overlay area for Erosion Hazard, Soils: Severe Septic Tank Limitations, Deer Wintering Areas, and Prime Agricultural Soils. In addition, staff has identified that Composite Overall Policies 41.3(b), 41.3(e), 41.3(f), 41.5, 41.6, 41.7, 41.8, 41.9, and 41.18 apply to the proposed project. As detailed in the findings contained in Exhibit A-2, this project is consistent with the Siskiyou County General Plan.

It is staff's opinion that the proposed project is consistent with the applicable General Plan policies governing the subject site. The General Plan and County Code encourage the expansion of telecommunications infrastructure throughout the county, including adoption of new technologies as they are developed in the future. Additionally, the proposed project would not impact the existing or future uses of the property or surrounding areas. The General Plan strives to preserve and enhance

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agricultural uses along with utilizing physical and environmental constraints to dictate appropriate land use development. The proposed project has been designed and/or conditioned to minimize any potential concerns to area resources or hazardous conditions. In addition, the use (as designed and conditioned) would be compatible with the surrounding land uses, has adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. These findings are detailed in the General Plan Consistency Findings Section of Exhibit A-2 attached to this staff report and are submitted for the Commission's review, consideration, and approval. Therefore, it is staff's opinion that the proposed project meets the General Plan goals and policies.

Zoning Consistency

The project site is zoned for Rural Residential Agricultural (R-R) uses. Telecommunication facilities are conditionally permitted in all zoning districts, including the R-R district, subject to the issuance of a use permit pursuant to Siskiyou County Code Section 10-6.1501, 10-6.1518, and 10-6.5003(e).

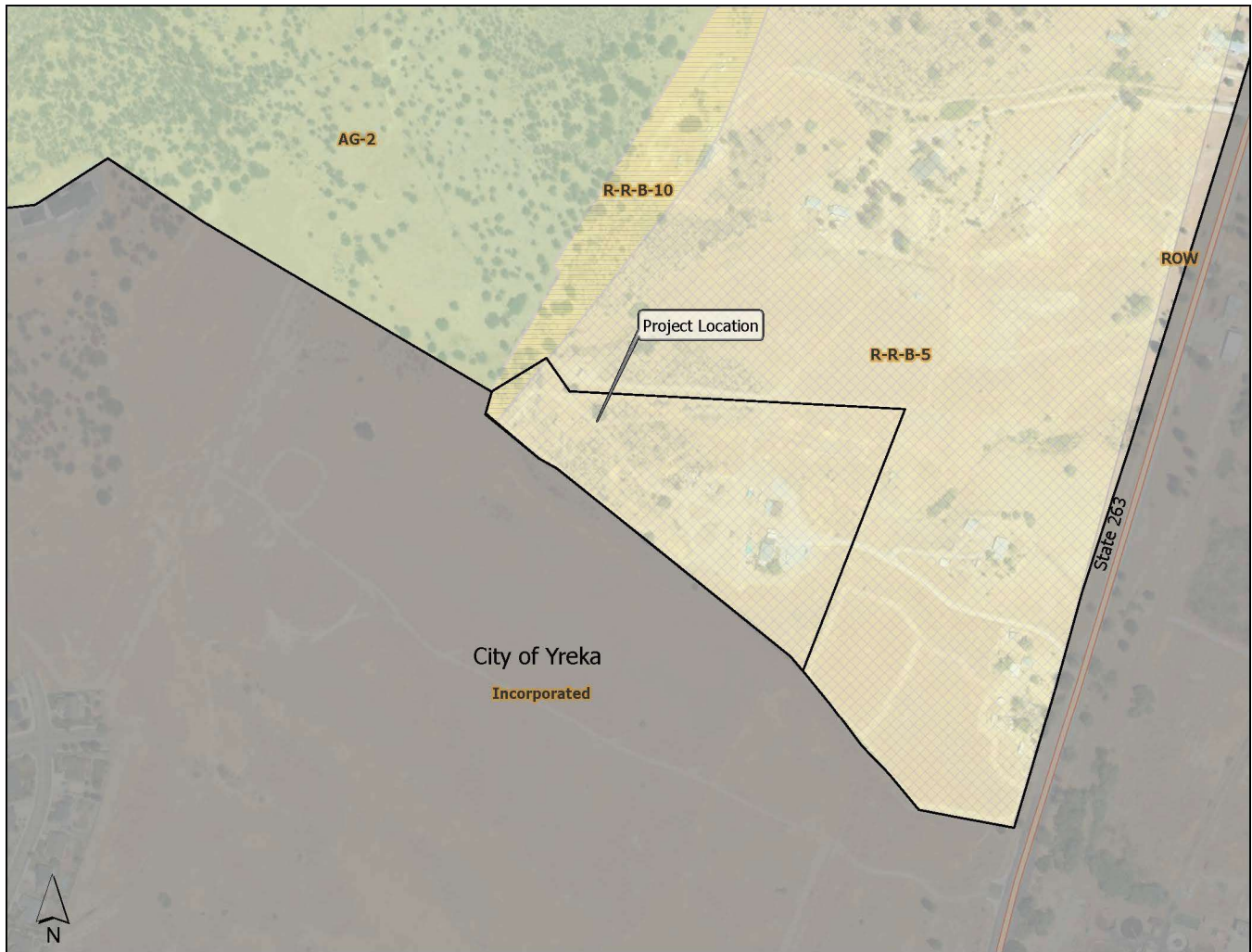


Figure 2: Zoning Map

Site Analysis/Co-Location

Verizon Wireless noted in their coverage maps (see Exhibit E) that Butcher Hill is the only existing site serving this area of the community. The proposed site, Yreka Union, will help with both coverage and capacity, particularly their in-building coverage at 2100 MHz. The proposed antenna and ground lease area is designed to allow for co-location of three tenants. Verizon Wireless is proposed to be the first of the tenants.

Lighting

The facility is not expected to result in any glare at any time. Additionally, County Code Section 10-6.1518 requires that all wireless communication facilities include a lighting plan that includes the location and type of all exterior lighting fixtures. It requires that facilities shall be unlit except that manually operated or motion-sensing, low wattage, hooded or downward-directed exterior lighting shall be permitted for safety purposes only, and shall not be lit except when maintenance or safety personnel are present. This requirement is included as Condition of Approval No. 7. The Project Narrative and Statement of Code Compliance (Exhibit C) notes that the only lighting on the facility will be manually operated and pointed towards the ground, which is in compliance with Siskiyou County Code.

Access and Roadways

Access to the property is from State Highway 263 via a forty-foot-wide easement for ingress and egress. Once on the property, the driveway to the facility lease area is proposed to follow an existing access road along the eastern and northern property lines. Access is to be improved to be a twelve-foot-wide all-weather gravel road within a twenty-foot-wide non-exclusive access and utility easement. The driveway terminates at a twenty-foot-wide hammerhead for vehicle turnaround and parking.

Landscape/Vegetation

The project site is primarily vegetated with grasses, buckbrush, and oak trees. Approximately forty buckbrush plants are proposed to be removed at the site of the lease area as shown on Sheet A2.1 of the site plans. Native vegetation is proposed for all disturbed areas as detailed on Sheet GP-4 of the site plans.

Noise and Traffic

The telecommunications facility would be unmanned and include minimal maintenance of the facility, which is typically one site visit per month. In addition to limited traffic trips generated by the operations of the facility, the facility would generate a minimal amount of noise. The main source of noise generated from the telecommunications facility would be from the occasional use of the backup generator, which is anticipated to occur during periodic testing and power outages. It is not expected that project-related equipment noise exposure will exceed the applicable Siskiyou County General Plan noise level criteria based on the proposed equipment.

Visual Compatibility and Facility Site Design

Photo simulations (Exhibit F) were provided by the applicant that show how the proposed antenna would look from three locations on State Highway 263: in front of the city of Yreka's maintenance yard, at the base of the driveway to the project site, and east of the project site's northern property line. Additional photo simulations were provided from the northeast corner of the subject property and the northern terminus of Discovery Street in the city of Yreka. The proposed facility was below the horizon line from the maintenance yard, base of the driveway, and Discovery Street. Siskiyou County Code Section

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10-6.1518(i)(2), requires telecommunication facilities to be designed to blend with the surrounding natural or built environment. The tower is proposed as a faux windmill in order to blend with the environment and staff is additionally recommending Condition of Approval No. 10, which would require the tower and tower mounted equipment to be treated or manufactured with a gray color that has a matte finish (non-glossy and non-reflective), and ground mounted accessory structures and equipment to be painted an earth tone color (matte finish) that blends with the surrounding environment. All subsequently installed equipment shall be painted and/or prefabricated to match.

Environmental Review

Staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Class 3, New Construction or Conversion of Small Structures of CEQA Guidelines Section 15303 and Class 4, Minor Alterations to Land, Section 15304. Section 15303 exempts the construction and location of a limited number of new small facilities or structures. Section 15304 exempts minor alterations in the condition of land, water, and/or vegetation that do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes including grading on slopes of less than ten percent and minor trenching and backfilling where the surface is restored. The project consists of the construction and use of a new unmanned telecommunications facility within a fifty-foot by fifty-foot lease area (2,500 square feet), with slopes of less than ten percent and minimal trenching/ground disturbance. The equipment for the antenna would be located at grade at the base of the structure on an equipment slab. The project does not require the removal of any healthy, mature trees and disturbed surfaces will be seeded with native vegetation.

There is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. Staff has provided further detail of the proposed project and existing conditions to demonstrate that a categorical exemption may be appropriate. The exceptions that could preclude the reliance on a categorical exemption pursuant to Section 15300.2 of the CEQA Guidelines are:

Location

Classes 3, 4, 5, 6, and 11, of which Class 3 and 4 pertain to this project, are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The proposed project site is located within the unincorporated area north of the city of Yreka at the foothill of the Scott Bar Mountains. Surrounding areas include rural residential and agricultural uses in the county with vacant residential parcels in the city of Yreka's jurisdiction. The project site does not include any known sensitive habitat areas. The proposed tower would be the tallest man-made structure within the project vicinity, but the accessory structures would be smaller than the existing structures located on the project site. The structures and lease area would not impede wildlife movement. No trees would be removed to accommodate the tower and accessory structures. No known archaeological or historical resources would be affected by the project.

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Cumulative Impact

All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The closest nearby existing wireless communication facility is over one and one-half miles to the southeast on Butcher Hill. Additionally, the project is designed for co-location at the project site, which would allow for multiple wireless carriers to utilize the project site, without the requirement for successive projects of the same type in the same place.

Significant Effect

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project is located outside of sensitive habitat areas, and there are no unusual circumstances that would cause the project to have a significant effect on the environment.

Scenic Highways

A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located within a designated scenic highway and will not result in damage to trees, historic buildings, rock outcroppings, or similar resources.

Hazardous Waste Sites

A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site.

Historical Resources

A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed development would not have any impacts on any historical resources.

The proposed CEQA exemptions must be considered together with any comments received during the public review process. Further, the exemptions can only be approved if a finding is made, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances, including future activities, which might reasonably result in the project having a significant effect on the environment.

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on October 1 and November 5, 2025, and mailed to property owners within 300 feet of the applicant's property. No public comments were received at the time this staff report was written.

Siskiyou County Environmental Health Division – September 23, 2025

Environmental Health has reviewed the proposed project and has no objections to the project as submitted. The subject parcel is developed with a well (no permit on file) and on-site sewage disposal system (PN 04-132). They noted that on-site sewage and water is not required for the unmanned wireless communication facility and additionally commented on hazardous materials requirements, noting the threshold level for the requirement of a Hazardous Materials Business Plan.

Planning Response: Condition of Approval No. 14 has been added related to the need for a Hazardous Materials Business Plan.

Siskiyou County Air Pollution Control District (SCAPCD) – September 24, 2025

SCAPCD noted that the applicant will need to submit an Authority To Construct application to the District for the back-up diesel generator and further noted that construction shall not commence on the generator install prior to issuance of a permit from the District.

Planning Response: Condition of Approval No. 17 has been added related to the need for SCAPCD permits.

California Department of Forestry and Fire Protection (CAL FIRE) – September 25, 2025

CAL FIRE noted requirements pursuant to Public Resources Code 4290 and specifically mentioned emergency access and egress, signing and building numbering, and fuel modification and standards.

Planning Response: Condition of Approval No. 16 was added related to compliance with CAL FIRE 4290 requirements.

Planning Staff Recommendations

Adopt Resolution PC-2025-019 taking the following actions:

- Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 and Section 15304 of the CEQA Guidelines; and
- Approve the Use Permit (UP-25-01) request based on the recommended findings and subject to the recommended conditions of approval.

Suggested Motion

I move that we adopt Resolution PC 2025-019, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving the Yreka Union Telecommunications Use Permit (UP-25-01).

Preparation

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Rachel Jereb, Senior Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2025-019

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving the Yreka Union Telecommunication Use Permit (UP-25-01)

Whereas, an application has been received from Samantha Herrmann of Assurance Development, Inc. for a use permit to develop a wireless communications facility north of the city of Yreka on Assessor Parcel Number 013-530-290; and

Whereas, Section 10-6.1518 of the Siskiyou County Code permits wireless communications facilities subject to approval of a use permit and provided specific conditions are met; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on October 1, 2025, for the October 15, 2025, regularly scheduled Planning Commission meeting; and

Whereas, hearing notices were posted pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, the Planning Division presented its oral and written staff report on proposed Use Permit UP-25-01 at the Planning Commission's regularly scheduled meeting on October 15, 2025; and

Whereas, the meeting was unanimously continued to the Planning Commissioner's regularly scheduled meeting on November 19, 2025, by a motion from Commissioner Melo with a second by Commissioner Linder due to the project documents not being posted online for Commissioners and members of the public to review; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on November 5, 2025, for the November 19, 2025, regularly scheduled Planning Commission meeting; and

Whereas, the Planning Division again presented its oral and written staff report on proposed Use Permit UP-25-01 at the Planning Commission's regularly scheduled meeting on November 19, 2025; and

Whereas, the Planning Division recommended Use Permit UP-25-01 be determined categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 and Section 15304 of the CEQA Guidelines because it can be seen with certainty that there would not be any significant impacts to the environment resulting from the project; and

Whereas, the Planning Division recommended approval of Use Permit UP-25-01 subject to the conditions of approval provided in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and

Whereas, on November 19, 2025, the Chair of the Planning Commission opened the duly noticed public hearing on Use Permit UP-25-01 to receive testimony, both oral and written, following which the Chair closed the public hearing and the Commission discussed Use Permit UP-25-01 prior to reaching its decision.

Now, therefore be it resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 of the written staff report referenced hereto and incorporated herein; and

Be it further resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, determines the project categorically exempt from CEQA pursuant to Section 15303 and Section 15304 of the CEQA Guidelines and approves Use Permit UP-25-01 subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein.

It is Hereby Certified that the foregoing Resolution PC 2025-019 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the Siskiyou County Planning Commission held on the 19th day of November 2025 by the following voice vote:

Siskiyou County Planning Commission

Jeff Fowle, Chair

Witness, my hand and seal this 19th day of November 2025

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2025-019

Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon determination of the categorical exemption(s), a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.

Conditions of Approval

1. The project shall substantially conform to the application submitted July 23, 2025, including any materials subsequently submitted to the Planning Division prior to the application being deemed complete, and as approved by the Siskiyou County Planning Commission on November 19, 2025. Any proposed amendment(s) shall be submitted to the Deputy Director of Planning. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. The tower owner and/or successor in interest shall properly maintain and ultimately remove their approved wireless communications facilities if the facility becomes obsolete or is otherwise no longer needed. All related facilities shall be removed within one year of cessation of operation or upon expiration of the permit at the owner's expense. The tower owner and/or successor in interest shall post a financial security, such as a bond or Certificate of Deposit, acceptable to the Siskiyou County Treasurer, to ensure that the approved facilities are properly maintained and to guarantee that the facility is dismantled and removed from the premises and the site reclaimed. The financial assurance shall be an amount determined by a California licensed engineer and approved by the Deputy Director of Planning, and shall cover the costs associated with the demolition, removal, and reclamation of the facility site in the event the tower owner and/or carrier abandons operations. Upon co-location of a carrier, or written decennial request by the Deputy Director of Planning, the financial security amount shall be reevaluated by a California licensed engineer. Documentation of that estimate shall be submitted as part of a Building Permit Application to co-locate or to the Deputy Director of Planning. All costs associated with the reevaluation shall be borne by the tower owner, operator, or carrier. In case of an increase in the cost estimate, the financial assurance mechanism shall be modified to be greater than or equal to the submitted estimate. No building permit shall be issued for a wireless communications facility that does not have a financial assurance mechanism greater than or equal to the required cost estimate. The financial assurance document shall contain the current property owner name, use permit number, and Assessor's Parcel Number.

3. The carrier(s) shall defend, indemnify, and hold harmless, the County and any of its boards, commissions, officers, and employees to attack, set aside, void, or annul the approval of permit applications when such claim or action is brought within the period provided for any applicable State and/or local statutes or from facility operations. The County shall promptly notify the carrier(s) of any such claim, action, or proceeding.
4. The tower and project area shall be designed and sited to support wireless telecommunication equipment for additional carriers and shall be made available for lease to other carriers. Prior to building permit issuance, the applicant shall provide legal documentation that allows other utility providers to co-locate based on engineering specifications for co-location on the proposed tower.
5. Pursuant to Section 66020(d)(1) of the California Government Code, the owner is hereby notified that the 90-day approval period, in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions, begins on the date that the project is approved by the Planning Commission.
6. Building permits must be obtained from the Building Division of the Siskiyou County Community Development Department for any structures, plumbing, electrical, or mechanical work.
7. Prior to building permit issuance, the applicant shall prepare and submit a final lighting plan in compliance with Siskiyou County Code Section 10-6.1518(e).
8. Prior to building permit issuance, the applicant shall provide verification that all proposed utility and access easements meet the requirements of Siskiyou County Code Section 10.1518(f) and have been recorded against the property.
9. In order to minimize noise and traffic impacts on nearby residents and the public, normal maintenance and testing activities shall only occur between the hours of seven a.m. and six p.m. pursuant to Siskiyou County Code Section 10.1518(h).
10. The proposed telecommunications tower and tower mounted equipment is to be treated or manufactured with a gray color that has a matte finish (non-glossy and non-reflective). Ground mounted accessory structures and equipment shall be painted and/or prefabricated an earth tone color with a matte finish (non-glossy and non-reflective) that blends with the surrounding environment. All subsequent equipment shall be painted and/or prefabricated to match.
11. No advertising signage or identifying logos shall be placed on any facility, except small identification plates used for emergency notification.
12. If a facility becomes obsolete or is otherwise no longer needed, service providers shall provide the County a copy of the notice to the Federal Communications Commission of intent to cease operations. All related facilities shall be removed within one year of cessation of operation at the tower owner's and/or carrier's expense, as described in Siskiyou County Code Section 10.1518(b)(1).
13. Prior to building permit issuance, the applicant shall provide third party documentation demonstrating that the telecommunication facility complies with FCC's regulations for radio frequency emissions. New telecommunication equipment and/or co-locating of additional providers shall be required to provide third party documentation demonstrating

that the new telecommunication equipment and/or co-locating provider complies with FCC's regulations for radio frequency emissions.

14. To minimize the risk of accidental release of hazardous materials into the environment, the property owner will submit a Hazardous Materials Business Plan (HMBP) to the Siskiyou County Environmental Health Division. The HMBP shall be prepared in accordance with the requirements of the California Business Plan Act, and shall be annually updated to reflect the current amount and type of hazardous materials located on the subject property.
15. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Siskiyou County Community Development Department, and all other local and State regulatory agencies.
16. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE.
17. The applicant and carriers shall submit an Authority to Construct/Permit to Operate Application with the appropriate filing fee and a Power Generators Supplemental Application, if applicable, to the Siskiyou County Air Pollution Control District, pursuant to Siskiyou County Air Pollution Control District requirements. Documentation that all Air Pollution Control District requirements have been met is required prior to issuance of any Building Permit.
18. Pursuant to Section 10-11.01 of the Siskiyou County Code, a "Notice of Disclosure and Acknowledgment of Agricultural Land Use Protection and Right to Farm Policies of the County of Siskiyou" shall be signed, notarized, and recorded prior to the use commencing.
19. The applicant, shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

Findings

Zoning Consistency/Use Permit Findings

1. The proposed Use Permit, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein.
2. The proposed wireless communications facility is consistent with the applicable zoning provisions outlined in Section 10-6.1518 of the Siskiyou County Code.
3. The proposed wireless communications facility would not be detrimental to the public health, safety or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the property is located. Due to size, scale, intensity and location of the project, the proposed uses will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience or general welfare. All telecommunication facilities are required to comply with FCC's requirements for radio frequency emissions including new/co-locating equipment.
4. Due to the size, scale, intensity, and location of the project, the proposed use will not cause damage or nuisances from noise, smoke, odor, dust, vibration, explosion, contamination, fire, or traffic and will be reasonably compatible with the existing and permitted uses in surrounding areas.
5. The Use Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources. This finding is further supported by the discussion contained in the Planning Commission staff report dated November 19, 2025, in conjunction with the recommended conditions of approval. The project is categorically exempt pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and Section 15304, Minor Alterations to Land. There is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment.
6. The site for the proposed development is physically suitable for the type and density/intensity of development being proposed, adequate in size and shape to accommodate the uses, and is served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development. The project includes minimal development and site disturbance. The proposed project would be located within a fifty-foot by fifty-foot (2,500 sf) lease area on a 12.5-acre parcel. In addition, the use and maintenance of the wireless communications facility would be minimal, requiring service one to two times per month.
7. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. No sanitation or water facilities are required with the proposed project.
8. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

General Plan Consistency Findings

Composite Overall Policies

Policy 41.3(b) All light commercial, light industrial, multiple family residential, and commercial/recreational, public, and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.

The project site has direct access as recorded on August 4, 1986, in Parcel Map Book 10 at page 64, Siskiyou County Records, to State Highway 263, which is a public road capable of accommodating the traffic that could be generated from the proposed use.

Policy 41.3(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

The proposed wireless communications facility is a conditionally permitted use in the R-R zoning district. The proposed use would require a minimal area (2,500 sf) of the 12.5-acre parcel and would not impact the existing residential uses existing on the property. The proposed facility is unmanned, which requires minimal maintenance, and would not impact any of the uses or future uses in the surrounding areas.

Policy 41.3(f) All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

The proposed wireless communications facility use will not be disruptive or destroy the intent of protecting each mapped resource, as described herein.

Policy 41.5 All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard or any other resource or environmentally related problems.

The project is proposed on an existing 12.5-acre parcel capable of accommodating the existing residential uses and the proposed wireless communications facility. Construction and operation of the wireless communications facility would not generate erosion, runoff, or fire hazard issues.

Policy 41.6 There shall be a demonstration to the satisfaction of the Siskiyou County Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.

The existing residential use of the property includes an existing permitted septic system. The unmanned wireless communications facility does not require sewage disposal. Therefore, the project will not contaminate ground water.

Policy 41.7 Evidence of water quality and quantity acceptable to the Siskiyou County Health Department must be submitted prior to development approval.

The existing residential use of the property includes an existing private groundwater well. The unmanned wireless communications facility does not require any connection to an existing or new water source. Therefore, the project does not require evidence of water quality or quantity prior to development approval.

Policy 41.8 All proposed development shall be accompanied by evidence acceptable to the Siskiyou County Health Department as to the adequacy of on-site sewage disposal or the ability to connect into an acceptable central sewer system serving an existing city or existing community services district with adequate capacity to accommodate the proposed development. In these cases the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and land uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.

Sewage disposal and water service is supplied to the existing single-family residence by a private groundwater well and septic system. No new connections to a new or existing groundwater well or septic system are required as part of this project. Therefore, there will be no impact to any existing water or septic systems.

Policy 41.9 Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

The project site has direct access to State Highway 263, which is a public road capable of accommodating the traffic that could be generated from the proposed use.

Policy 41.18 Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

Staff has reviewed all Land Use Element policies and has determined that the project is consistent with the Siskiyou County General Plan as documented herein.

Map 2: Erosion Hazard

Policy 7 – Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project time (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

Any future development is required to meet Building Code requirements for erosion and runoff.

Map 4: Severe Septic Tank Limitations

Policy 9 – The minimum parcel size shall be one acre of 0-15% slope and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

No new parcels are proposed as part of this project and the proposed project will not create erosion or sedimentation problems.

Policy 10 – Single family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreation uses, commercial/recreation uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

The proposed wireless communications facility is a permitted use per Policy 10 and will not create erosion or sedimentation problems.

Map 9: Deer Wintering Area

Policy 28 – Single-family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

The proposed wireless communications facility is a permitted use per Policy 28 and will not create erosion or sedimentation problems.

Policy 29 – The minimum parcel also permitted shall only be those as designated on the critical deer wintering area map. The permitted density will not create erosion or sedimentation problems.

No new parcels are proposed as part of this project and the proposed project will not create erosion or sedimentation problems.

Map 12: Prime Agricultural Soils

Policy 35 – The minimum parcel size on prime agricultural land shall be 40 acres. The permitted uses will not create erosion or sedimentation problems.

No new parcels are proposed as part of this project and the proposed project will not create erosion or sedimentation problems.

Policy 37 – Only agricultural uses are permitted on prime agricultural soil.

The proposed project is residential use of an existing residential structure in a residentially developed neighborhood that will have no adverse impact on the surrounding prime agricultural soils.

California Environmental Quality Act (CEQA) Findings

1. There is not substantial evidence, in light of the whole record before the County, that the project would have a significant effect on the environment. Therefore, this use permit project is exempt pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15303 and Section 15304 of the CEQA Guidelines.
2. Pursuant to CEQA Guidelines, Section 15303, Class 3 projects consist of the construction and location of a limited number of new, small facilities or structures. Because this project proposes the construction and use of an unmanned wireless communications facility within a 2,500 square foot lease area with a limited number of new, small facilities or structures, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303.
3. Pursuant to CEQA Guidelines, Section 15304, Class 4 projects consist of minor public or private alterations in the condition of land, water, and/or vegetation, which do not involved removal of healthy, mature, or scenic trees, and may include minor trenching and backfilling where the surface is restored. Because this project proposes the construction and use of an unmanned wireless communications facility that includes minor trenching and backfilling where the surface is restored and no trees are proposed to be removed, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15304.
4. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
5. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

**SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW**

OWNER YREKA CELL TOWER

FILE # 013-530-290

LOCATION 943 CA-263 T 43N , R 4W , SEC. 23 PD# UP-25-01
YREKA CA

REQUIREMENTS:

Sewage Disposal Test/Information:

- ☐ None Required: Connection to Approved Sewage System
☐ Engineered Percolation Tests –
Parcels # _____
☐ Wet Weather Testing
☐ Engineered Sewage Disposal System
☐ Other _____

Water Supply Tests/Information:

- ☐ None Required: Connection to Approved Water System
☐ Well Logs (Existing Wells) ☐ Well Logs for Adjoining Property
☐ Drilled Well – Parcels # _____ ☐ Spring Source-Verification
☐ Pump Test (Static Level) _____ Hours
☐ Bacteriological Analysis _____ ☐ Chemical Analysis ☐ Physical Analysis
☐ Other _____

Project Information:

- ☐ Location Map ☐ Mark Project Area ☐ Contour Map
☐ Food Establishment Plans ☐ Swim Pool/Spa Plans
☐ Waste Information (Non-Sewage)
☐ Other _____

Comments/Conditions:

Environmental Health has reviewed the proposed application and has no objections to the project as it has been submitted at this time.

Parcel developed with well (no permit on file) and onsite sewage disposal (PN 04-132).

Proposed wireless communication facility is an un-manned site. On-site water and sewage disposal is not required.

The storage of hazardous materials exceeding 55 gallons of liquid, 500 pounds of solid, or 200 cubic feet of a compressed gas requires the submittal of a Hazardous Materials Business Plan. A facility may be subject to annual hazardous Materials handling and storage. Any amount of hazardous waste generated in association with an existing or proposed business is subject to a Business Plan and approval from the County Health Department. The discharge of hazardous waste on-site is prohibited.

REHS



DATE 9/23/25

ENVIRONMENTAL HEALTH ACTION

☒ Application Accepted ☐ Application Rejected as Incomplete (see comments)

☒ Approved ☐ Recommended for Denial
☐ Approved with conditions (see comments)

REHS



DATE 9/23/25

Date sent to Planning:

From: [Eric Olson](#)
To: [Dianne Johnson](#); [arocalezra](#); [Tharp, Heather@CALFIRE](#); [Rivera, Liliana@CALFIRE](#); [Ray Haupt](#); [Craig Kay](#); [Darin Weeks](#); [Jeff Clausen](#); [Jennifer Taylor](#); [Jeremy Lipke](#); [Monique George](#); [Terry E. Smith](#); [Thomas Deany](#)
Cc: [Klev Hegdal](#)
Subject: RE: UP-25-01 YREKA UNION TELECOMMUNICATION TOWER USE PERMIT
Date: Wednesday, September 24, 2025 5:41:28 PM

Hi Dianne,

The UP-25-01 applicant will need to submit an Authority To Construct application to the Air Pollution Control District for the back-up diesel generator.

Construction shall not commence on the generator installation before the air district has issued the permit to do so.

Please contact the air district if there are any questions.

Best regards,

Eric

Eric Olson
Air Pollution Specialist III
Siskiyou County APCD
525 S. Foothill Dr.
Yreka, CA 96097
530-598-1193

From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Sent: Wednesday, September 24, 2025 8:54 AM
To: [arocalezra](#) <[arocalezra@yrekaca.gov](#)>; [Tharp, Heather@CALFIRE](#) <[heather.tharp@fire.ca.gov](#)>; [Rivera, Liliana@CALFIRE](#) <[liliana.rivera@fire.ca.gov](#)>; [Ray Haupt](#) <[rhaupt@co.siskiyou.ca.us](#)>; [Craig Kay](#) <[ckay@co.siskiyou.ca.us](#)>; [Darin Weeks](#) <[dweeks@co.siskiyou.ca.us](#)>; [Eric Olson](#) <[eolson@co.siskiyou.ca.us](#)>; [Jeff Clausen](#) <[jclausen@co.siskiyou.ca.us](#)>; [Jennifer Taylor](#) <[jtaylor@co.siskiyou.ca.us](#)>; [Jeremy Lipke](#) <[jlipke@co.siskiyou.ca.us](#)>; [Monique George](#) <[mgeorge@co.siskiyou.ca.us](#)>; [Terry E. Smith](#) <[tesmith@co.siskiyou.ca.us](#)>; [Thomas Deany](#) <[tdeany@co.siskiyou.ca.us](#)>
Subject: UP-25-01 YREKA UNION TELECOMMUNICATION TOWER USE PERMIT

Good morning,

I tried to send this through one drive since the file was so large, I am having issues with that so I condensed the packet. If you require further information please contact me.

Thank you,

Dianne Johnson
Planning Permit Technician
Siskiyou County Community Development
806 S. Main Street, Yreka, CA 96097

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

P.O. Box 128
1809 Fairlane Road
YREKA, CA 96097-0128
(530) 842-3516
Website: www.fire.ca.gov



September 25, 2025

Siskiyou County Department of Public
Health and Community Development
806 South Main Street
Yreka, CA 96097-3321

Attention: Dianne Johnson, Permit Technician

Subject: Project Application Review: (UP 25-01)

The California Department of Forestry and Fire Protection has the following Public Resources Code 4290 requirements for the above referenced project (reference Calif. Code of Regulations Title 14, Division 1.5, Chapter 7, Article 5, Subchapter 2, SRA Fire Safe Regulations):

EMERGENCY ACCESS AND EGRESS

1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09

SIGNING AND BUILDING NUMBERING

1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1276.03, 1276.04, 1276.05

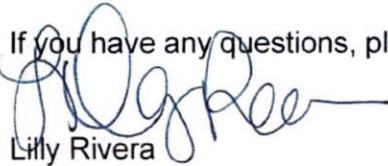
SEE THE ATTACHED "4290 SRA FIRE SAFE REGULATIONS" FOR SPECIFIC CODE REQUIREMENTS.

California Forest Practice Rules (Title 14, CCR Ch. 4, 4.5, 10) and Act (Z'Berg-Nejedly Forest Practice Act) that may apply to your project:

"CAL FIRE enforces the Forest Practice Rules on Timberland ("Timberland" PRC § 4526) other than land owned by the federal government and land designated by the board as experimental forest land. If you plan to cut or remove commercial tree species ("Commercial Species" 14 CCR § 895.1) for the purpose of converting timberland to land uses other than the growing of timber, it is considered Timber Operations ("Timber Operations; commercial purposes; criteria" PRC § 4527) and the property owner shall file an application for conversion with CAL FIRE per PRC § 4621 (a). A harvest document is required for conversion of timberland even if no sale, barter, exchange or trade of timber or other solid wood forest products occurs. Property owners may be eligible for a Conversion

Exemption per Title 14, California Code of Regulations 14 CCR § 1104.1 if certain criteria are met. If you intend to convert timberland to land uses other than the growing of timber, contact a Registered Professional Forester for consultation."

If you have any questions, please call me at (530) 598-2635.

A handwritten signature in blue ink, appearing to read 'Lilly Rivera', with a long horizontal flourish extending to the right.

Lilly Rivera
Forestry Technician
CAL FIRE

For: Greg Roath
Unit Chief

State Minimum Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at
govt.westlaw.com/calregs

As of April 1, 2023

California Code of Regulations

Title 14 Natural Resources

Division 1.5 Department of Forestry

Chapter 7 - Fire Protection

Subchapter 2 State Minimum Fire Safe Regulations

Articles 1-5

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Article 1 Administration

§ 1270.00. Title

Subchapter 2 shall be known as the "State Minimum Fire Safe Regulations," and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.

- (a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
- (b) Board: California Board of Forestry and Fire Protection.
- (c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
- (d) CAL FIRE: California Department of Forestry and Fire Protection.
- (e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
- (f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
- (g) Development: As defined in section 66418.1 of the California Government Code.
- (h) Director: Director of the Department of Forestry and Fire Protection or their designee.
- (i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
- (j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.
- (k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
- (l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
- (m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
- (n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.
- (o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
- (p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

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- (q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.
- (r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.
- (s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.
- (t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.
- (u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.
- (v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.
- (w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.
- (x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.
- (y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.
- (z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.
- (aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:
- (1) access for emergency wildland fire equipment,
 - (2) safe civilian evacuation,
 - (3) signing that avoids delays in emergency equipment response,
 - (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
 - (5) fuel modification sufficient for civilian and fire fighter safety.
- (bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.
- (cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.
- (dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.
- (ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.
- (ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.
- (gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.
- (hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

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- (ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
- (jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
- (kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
- (ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
- (mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
- (nn) Wildfire: Has the same meaning as "forest fire" in Public Resources Code Section 4103.

§ 1270.02. Purpose

- (a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
- (b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
- (c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

§ 1270.03. Scope

- (a) Subchapter 2 shall apply to:
 - (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
 - (2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
 - (3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
 - (4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
- (b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
- (c) Affected activities include, but are not limited to:
 - (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
 - (2) application for a Building permit for new construction not relating to an existing Structure;

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- (3) application for a use permit;
- (4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.
- (d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

§ 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

- (a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.
- (b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.
- (c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

§ 1270.05. Local Regulations

- (a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.
- (b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
- (c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.
- (d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

§ 1270.06. Inspections

Inspections shall conform to the following requirements:

- (a) Inspections in the SRA shall be made by:
 - (1) the Director, or
 - (2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or
 - (3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).
- (b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:
 - (1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.
 - (2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.
 - (3) The Local Jurisdiction consents to the delegation of inspection authority.
 - (4) The Director may revoke the delegation at any time.
 - (5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.
- (c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

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- (d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.
- (e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.
- (f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.

§ 1270.07. Exceptions to Standards

- (a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.
- (b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative. At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.
- (c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.
- (d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.
- (e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

§ 1270.08. Distance Measurements

All specified or referenced distances are measured along the ground, unless otherwise stated.

Article 2 Ingress and Egress

§ 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

- (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
- (b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.
 - (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.
 - (2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.
- (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

§ 1273.02. Road Surface

- (a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.
- (b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.
- (c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

§ 1273.03. Grades

- (a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
- (b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04. Radius

- (a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.
- (b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

§ 1273.05. Turnarounds

- (a) Turnarounds are required on Driveways and Dead-end Roads.

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- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- (d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
- (e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.
Figure A/Image 1 on the left is a visual representation of paragraph (b).
- (f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.
Figure B/Image 2 on the right is a visual representation of paragraph (b).

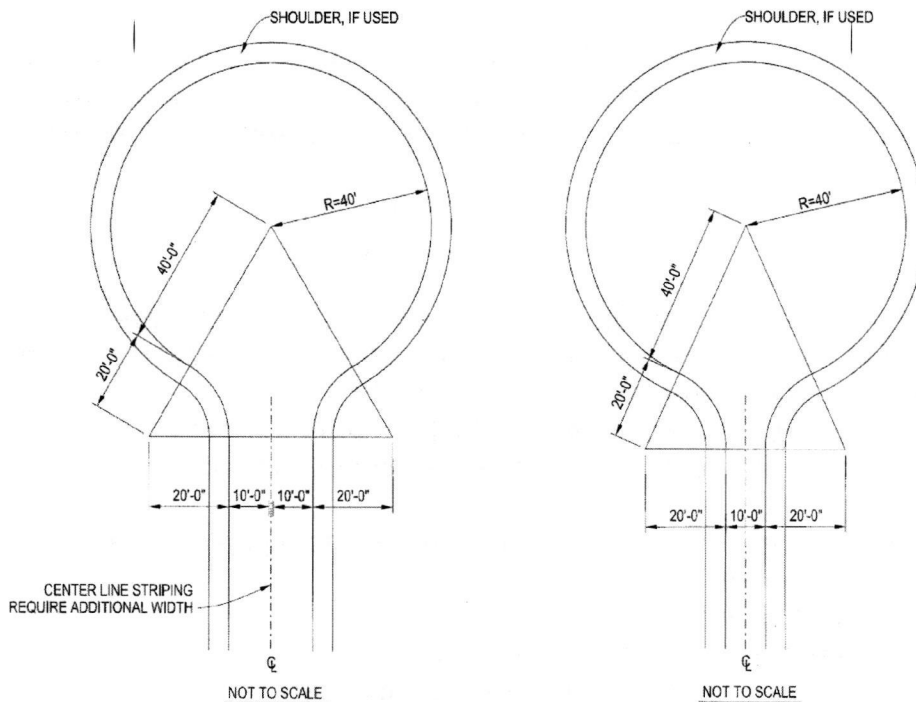


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.07. Road and Driveway Structures

- (a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.
- (b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and

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Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.

(d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

§ 1273.08. Dead-end Roads

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

- parcels zoned for less than one acre - 800 feet
- parcels zoned for 1 acre to 4.99 acres - 1,320 feet
- parcels zoned for 5 acres to 19.99 acres - 2,640 feet
- parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

§ 1273.09. Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

Article 3 Signing and Building Numbering

§ 1274.00. Intent

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.

§ 1274.01. Road Signs.

- (a) Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.
- (b) The size of letters, numbers, and symbols for Road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

§ 1274.02. Road Sign Installation, Location, and Visibility.

- (a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.
- (b) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.
- (c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:
 - (1) at the intersection preceding the traffic access limitation, and
 - (2) no more than one hundred (100) feet before such traffic access limitation.
- (d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

§ 1274.03. Addresses for Buildings.

- (a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.
- (b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.
- (c) Addresses for residential Buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

- (a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.
- (b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.
- (c) Address signs along one-way Roads shall be visible from both directions.
- (d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

- (e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.
- (f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 1275.00. Intent

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire.

§ 1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

§ 1275.02. Water Supply.

- (a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.
- (b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.
- (c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.
- (d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.
- (e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

- (a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.
- (b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.
- (c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

§ 1275.04. Signing of Water Sources.

- (a) Each hydrant, fire valve, or access to water shall be identified as follows:
 - (1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or
 - (2) if located along a road,

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- (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or
- (ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

§ 1275.04. Signing of Water Sources.

- (a) Each Fire Hydrant or access to water shall be identified as follows:
 - (1) if located along a Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the Driveway address sign and mounted on a fire retardant post, or
 - (2) if located along a Road,
 - (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said Fire Hydrant with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the Driveway, or
 - (ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Article 5 Building Siting, Setbacks, and Fuel Modification

§ 1276.00 Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

§ 1276.01. Building and Parcel Siting and Setbacks

- (a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).
- (b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
 - (1) non-combustible block walls or fences; or
 - (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
 - (3) hardscape landscaping; or
 - (4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
 - (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

§ 1276.02. Ridgelines

(a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:

- (1) Topography;
- (2) Vegetation;
- (3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
- (4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
- (5) Ability to support effective fire suppression; and
- (6) Other factors, if any, deemed relevant by the Local Jurisdiction.

(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.

(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).

(1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.

(2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.

(3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.

(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

§ 1276.03. Fuel Breaks

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

- (1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
- (2) an application for a change of zoning increasing zoning intensity or density; or
- (3) an application for a change in use permit increasing use intensity or density.

(b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

(c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

(d) Fuel Breaks may be required at locations such as, but not limited to:

- (1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;
- (2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;
- (3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

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(4) Strategically located along Ridgelines, in Greenbelts, or other locations to reduce radiant and convective heat exposure, ember impacts, or support community level fire suppression tactics.

(e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.

(f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.

(g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.

(h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks

(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks).

§ 1276.05 Disposal of Flammable Vegetation and Fuels

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at
govt.westlaw.com/calregs



Attachment 1

Project Narrative

**PROJECT NARRATIVE
WCF USE APPLICATION
Yreka Union, US-CA-5965**

Submitted to County of Siskiyou, California
Planning Division

Applicant: The Towers, LLC, known in California as the Towers of California, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
561.922.5688
hubert.kozlarzewski@verticalbridge.com

Co-Applicant: Sacramento Valley Limited Partnership d/b/a Verizon Wireless
2770 Shadelands Dr, Building 11
Walnut Creek, CA 94598

Representative: Assurance Development
1499 Huntington Dr. #305
South Pasadena, CA 91030
Contact: Samantha Herrmann
310.488.6237
sherrmann@assurance-group.com

Property-Owner: Theodore & Caressa McCanna
943 CA-263
Yreka, CA 96097

Project Address: 943 CA-263
Yreka, CA 96097

Description & Tax Lot: GPS Coordinates: 41.747989° / -122.636231°
Parcel No. 013-530-290

Zoning Classification: R-R (Rural Residential)

Assurance Development submits this application on behalf of The Towers, LLC, known in California as The Towers of California, LLC. (The Towers, LLC) and AirTouch Cellular Inc. d/b/a/ Verizon Wireless (Verizon), collectively referred to as the "Applicants," and the underlying property owner."

The Towers, LLC specializes in developing, constructing, leasing, and maintaining the physical components for wireless networks, including cellular towers. Infrastructure providers lay the physical groundwork that supports wireless communication networks. Wireless carriers, such as Verizon, lease space on this infrastructure to house their equipment and offer wireless services to end users. Through strategic partnerships with wireless carriers, The Towers, LLC allows the opportunity for multiple carriers to collocate onto a single tower and reduces the physical footprint of wireless facilities in the community.

1. REQUEST

Applicants seek a review and approval of a Conditional Use Permit application for their proposed Wireless Communication Facility ("WCF"). Included with this application are the following documents for review (collectively, "Applicants' Application")

Attachment 1:	Project Narrative (this document)
Attachment 2:	Statement of Code Compliance
Attachment 3:	Application for Development Review
Attachment 4:	Owner Letter of Authorization
Attachment 5:	Agent Letter of Authorization
Attachment 6:	Environmental Questionnaire
Attachment 7:	Environmental Health Water and Sewer Clearance
Attachment 8:	Zoning Drawings
Attachment 9:	Verizon Coverage Maps
Attachment 10:	Alternative Sites Analysis
Attachment 11:	Photo Simulations
Attachment 12:	Sound Data
Attachment 13:	Memorandum of Lease
Attachment 14:	Grant Deed
Attachment 15:	Title Report

2. PROJECT OVERVIEW

The Towers, LLC is proposing to build a new wireless telecommunications facility ("WCF" or "Facility"), Yreka Union, US-CA-5965, at the above noted project address for the colocation of Verizon's equipment. This Facility is intended to fill a significant gap in carrier's 5G and 4G LTE coverage experienced by its customers in County of Siskiyou, more specifically in Yreka, Hawkinsville and the surrounding area, As well as along Highways 5, 3, and 263.

As shown in Applicants' Application, this proposed project meets all applicable Siskiyou County Municipal Code criteria for siting new wireless telecommunications facilities and complies with all other applicable state and federal laws and regulations. The proposal is also the least intrusive mean of meeting carrier's coverage objectives for this site. Accordingly, the Applicants respectfully requests Siskiyou County to approve this project as proposed, subject only to Siskiyou County's standard conditions of approval.

3. PROPOSED PROJECT DETAILS

3.1. Location

Detailed information regarding the subject property and proposed lease area is included in **Attachment 8, Zoning Drawings**, to the Applicants' application.

3.1.1. Subject property. The subject property of this proposal is located at 943 CA-263 Yreka, CA 96097 in the County of Siskiyou (the "Property"). The Property is owned by Theodore & Caressa McCanna. The Property is zoned as R-R (Rural Residential) and is currently used primarily as a residence and work shed.

3.1.2. Lease area.

- The proposed 50ft x 50ft lease area for the WCF is located on the western end of the property (the "Lease Area").
- The lease area will be surrounded by a 6ft chain link fence with access to the lease area secured by a locked gate.

3.1.3. Access and parking. Access to the site will be provided by a 12' wide and 1120' long graveled access road coming from N Main Street. Parking and turnaround provided.

3.2. Wireless Facilities and Equipment

Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 8, Zoning Drawings**, to Applicants' Application.

3.2.1. Support structure design. Applicants are proposing to build a new 100 ft tall faux windmill tower (the "Tower") on the Property. This will be an unmanned wireless telecommunications facility.

3.2.2. Antennas and accessory equipment.

- The Tower will contain Verizon equipment with 12 8' antennas, 12 RRU's, 1 6' microwave, 4 OVP Boxes, 1 GPS antenna, required antenna cabling, HCS jumpers, 2 ground mounted radio cabinets, 1 equipment canopy, 1 fiber box, 1 200A ILC cabinet, 1 manual service light switch timer, 4 service lights, 1 back-up diesel generator, 2 raised concrete pads, cable ice bridge utility backboards and multi-meter utility service mounted on concrete pad.

- The antennas, RRHs, and accessory equipment on the Tower will be painted to match. All paint will have an anti-glare finish.
- Sufficient space will be made available on the Tower as required for future collocations. The proposed Verizon antenna centerline is 82 ft and the proposed Verizon antenna tip height is 86 ft.

3.2.3. Ground equipment.

- The Tower and all ground equipment will be constructed within the Lease Area.
- The ground equipment will be enclosed within a prefabricated cabinet shelter.

3.3. Additional Details

3.3.1. Lighting. The Tower will not be artificially illuminated, and no artificial lighting is required pursuant to state or federal authorities.

4. Verizon NETWORK COVERAGE AND SERVICES

4.1. Overview—Verizon 4G & 5G Coverage

Verizon is upgrading and expanding its wireless communications network to support the latest 4G LTE and 5G technology. 4G and 5G stand for “4th Generation” and “5th Generation” and LTE stands for “Long Term Evolution.” These acronyms refer to the ongoing process of improving wireless technology standards, now in its 5th generation. With each generation comes improvement in speed and functionality – 4G LTE offers speed up to ten times faster than 3G, and 5G can deliver speeds up to 20 Gbps in ideal conditions. That’s nearly 200 times faster than the 4G network.

Most American consumers currently experience wireless connectivity on 4G networks – and are aware of the profound impact on daily life that has occurred from this connectivity. The emerging standard in voice and data telecommunications – 5G – is poised to transform America’s reliance on densely populated wireless infrastructure.

5G is the latest iteration of cellular technology. While 5G technology operates on the same radio signals as current 4G/4G LTE networks, it is engineered to transmit data more efficiently. That means superior speeds and support for more connected devices than ever before. The ultra-low latency of 5G means quick response times during data-demanding activities.

There are several components of 5G wireless technology and separate bands of wavelength spectrum used to build a 5G network – low-band (<1GHz), mid-band (1-6GHz), and high-band millimeter wave (“mmWave”) (24 GHz and higher):

- **Low-Band Extended Range 5G.** Low-band 5G frequencies are also known as the “coverage layer.” Low-band 5G refers to frequencies below 1 GHz used to roll out

substantial 5G coverage as quickly as possible. One example is the 600 MHz spectrum deployed by Verizon nationwide. A low-band cell site can cover hundreds of square miles and deliver a downlink data rate from 30-75 Mbps download—ideal for uses like streaming HD video. Because low-band signals easily pass through buildings, they offer solid coverage indoors and outdoors and are an effective way to connect parts of rural America where even fixed broadband speeds don't always meet national benchmarks.

- **Mid-Band 5G.** Mid-range frequencies (spanning 1 GHz and 6 GHz) strike a balance between coverage and capacity. Mid-band 5G base stations can transmit and receive high-capacity signals over fairly large areas, and they can represent an ideal mix of performance for the bulk of 5G traffic in metropolitan areas.
- **High-Band mmWave 5G.** High-band 5G uses millimeter-wave (mmWave) frequency bands. High-band is a very specialized part of the 5G offering. Functioning over a shorter radius, it's particularly useful in urban areas and busy venues like stadiums and shopping malls. High-band can simultaneously provide many high-speed connections focused on an area of just a block or two, from a small cell site mounted close to street level.

Using these frequencies together can help Verizon's 5G network deliver the increased connectivity, reliability, speeds, and security the public demands. Upon completion, the Facility will become part of Verizon's statewide and nationwide communications network. See **Attachment 9, Verizon Coverage Maps.**

3.2 Coverage Objectives for Proposed Facility

This proposed Facility meets Verizon's coverage objectives providing in-vehicle and in-building wireless coverage within a geographic area not adequately served by Verizon's network. Specifically, this facility is intended to provide reliable 700/AWS LTE coverage & capacity in Yreka, Hawkinsville and its surrounding areas. It will also improve the coverage along Highways 5, 3 & 263. Currently, this area is served by an existing Verizon facility located at the coordinates 41.7247, -122.6303. This facility is reaching capacity of service and the proposed site will assist in offloading the existing facility. This will provide higher quality coverage in Yreka and the surrounding areas. Verizon has established a need for service in this geographic area, as determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. The specific coverage objective was determined through a combined analysis of customer complaints, service requests, and radio frequency engineering design. This proposed Facility will allow for uninterrupted wireless service in the targeted coverage area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area (See **Attachment 9, Verizon Coverage Maps**).

5. SEARCH RING

Verizon's RF engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, Verizon's RF engineers

identified a “search ring” area where a WCF may be located to provide effective service in the target coverage area.

The search ring established for this proposal, and a description of the methodology used to identify the search ring, is provided in **Attachment 9, Verizon Coverage Maps**.

6. SITING ANALYSIS

Pursuant to the Siskiyou County Code Section 10-6.1518 Wireless Communications Facilities, Applicants evaluated alternative site locations, including collocation opportunities, within the targeted search ring possible locations for the proposed Facility. See **Attachment 10, Alternative Sites Analysis** for a summary of the alternative site locations analyzed.

7. APPLICABLE LAW

7.1. Local Codes

Pursuant to SCMC Section 10-6.1518, new WCF support towers in the R-R (Rural Residential) are subject to a Use Permit granted by the Planning Commission and must comply with the criteria in Section 10-6.1518. See **Attachment 2, Statement of Code Compliance** for Applicants’ demonstration of compliance with the applicable code.

7.2. State Law

Wireless telecommunication facilities that require discretionary review also require environmental review under the California Environmental Quality Act (CEQA). A discretionary project is one that requires the exercise of judgement or deliberation by a public agency in determining whether the project will be approved, or if a permit will be issued.

7.3. Federal Law

Federal law, primarily found in the Telecommunications Act of 1996 (“Telecom Act”), acknowledges a local jurisdiction’s zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

7.3.1. Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that “prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services.” 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission (“FCC”) Order adopted in September 2018,¹ a local jurisdiction’s action has the effect of prohibiting

¹ *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, FCC 18-133 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018), *affirmed in part and vacated in part*, *City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020), *cert. denied*, 594 U.S. ___, 141 S.Ct. 2855 (June 28, 2021)(No. 20-1354) (“FCC Order”).

the provision of wireless services when it “materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment.”² Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding capacity, updating new technologies, and/or maintaining high quality service.³

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of Anacortes*, 572 F.3d 987, 988 (9th Cir. 2009).

- **Significant Gap.** Reliable in-building coverage is now a necessity and every community’s expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a “significant gap” can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City*, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), *affirmed in part*, 546 F.3d 1299 (10th Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco*, 2006 WL 1699580, *10-11 (N.D. Cal. 2006).
- **Least Intrusive Means.** The least intrusive means standard “requires that the providers show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.” 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code’s preferences and siting requirements.

7.3.2. Environmental and health effects prohibited from consideration. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). The Applicants have included with this application a statement from its radio frequency engineer demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission’s RF emissions regulations. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed facility should be disregarded in this proceeding.

² *Id.* at ¶ 35.

³ *Id.* at ¶¶ 34-42.

7.3.3. No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

7.3.4. Shot Clock. Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. 47 U.S.C. § 332(c)(7)(B)(ii). The FCC has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq.* According to the Shot Clock rule for "macro" wireless facilities, a reasonable period of time for local government to act on all relevant applications is 90 days for a collocation, with "collocation"⁴ defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for a new structure.

The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods.

Pursuant to federal law, the reasonable time period for review of this application is 150 days.

⁴ 47 C.F.R. § 1.6002(g).



Attachment 2

Statement of Code Compliance

STATEMENT OF CODE COMPLIANCE
WCF USE PERMIT APPLICATION
Yreka Union, US-CA-5965
Submitted to the County of Siskiyou
Planning Division

The Applicants' proposal complies with all requirements of the Siskiyou County Municipal Code ("SCMC"), which are addressed in this Statement of Code Compliance in the following order:

I. Wireless Facilities Requirements

Section 10-6.1518 – Wireless Communication Facilities

PLEASE NOTE: Applicants' responses to the above referenced criteria are indicated below each applicable provision in *bold italicized blue text*.

Wireless Facilities Requirements

Siskiyou Municipal Code

Sec. 10-6.1518. Wireless Communication Facilities.

The purpose and intent of this section is to provide a uniform and comprehensive set of standards for the orderly development, operation, and maintenance of wireless communications facilities. The regulations contained herein are designed to protect and promote public health, safety, and welfare and the aesthetic quality of the County as set forth in the policies of the General Plan. It is also the intent to provide the community with benefits of this technology and not unduly restrict service providers from providing these benefits to the County and its citizens. The establishment of wireless communications facilities as a land use shall be subject to the regulations set forth by the applicable Zoning District. In all locations which permit the development and use of wireless communications facilities, the following shall apply:

a) General requirements for materials to accompany an application. Applications for a Use Permit, as specified under [Section 10-6.1201](#), for wireless communications facilities shall be accompanied by the materials listed below. The Planning Director may waive the requirement for submittal of any information described herein when determined inapplicable based on project-specific factors.

Applicants' Response: Acknowledged. Applicants are applying for a Use Permit for the proposed Wireless Facility. The proposed tower is a 100' faux windmill tower.

1) A written description of the type of technology and consumer services the carrier will provide its customers;

Applicants' Response: The proposed facility will provide reliable 700/AWS LTE coverage and Capacity in Yreka, Hawkinsville and its surrounding areas. It will also improve the coverage along highway 5, 3, and 263. Please see Attachment 9, Verizon Coverage Maps.

2) Technical information, including but not limited to, visual analysis, alternative site analysis, landscape and post-construction reclamation plans, and lighting plans;

Applicants' Response: For the visual analysis please see Attachment 11, Photo Simulations. For the alternative site analysis please see Attachment 10, Alternative Sites Analysis. For landscape and post-construction reclamation plans and lighting plans please see Attachment 8, Zoning Drawings.

3) A copy of the land use easement or restriction which encumbers the proposed facility site. Financial arrangements need not be revealed;

Applicants' Response: Please see Attachment 13, Memorandum of Lease.

4) Technical information to show whether future service providers may co-locate on the proposed facility and the capacity the structure will support.

i) For facilities not proposed to be co-located the carrier shall provide information substantiating the impracticality of co-locating. The County may, at the expense of the applicant, require independent peer review of the analysis as part of the review process.

Applicants' Response: There are no towers within the search ring that Applicants could co-locate. Please see Attachment 10, Alternative Sites Analysis.

ii) Carrier leases may be required to provide opportunities for future co-locations of other carrier's antennae and related equipment. Leases which convey exclusive (single-user) rights for wireless communications facilities to the extent that such leases may preclude development of suitable co-location facilities are discouraged and may be prohibited as deemed appropriate by the Planning Commission.

Applicants' Response: Acknowledged. Proposed facility is being designed to allow co-location. See Sheet A3 of Attachment 8, Zoning Drawings, which shows the ground space that will be designated for future carrier's equipment, Sheet A5 shows future tower space designated for collocated carriers.

iii) The design of wireless communications facilities should promote shared use among different carriers. To the extent feasible, lease areas, antennae support, and equipment structures shall be designed to provide for the consolidation of future facilities to eliminate or minimize the visual clutter resulting from multiple telecommunications structures.

Applicants' Response: Acknowledged. Please see Sheet A5 in Attachment 8, Zoning Drawings.

iv) Existing facilities should make available unutilized space for co-location of other antennas and equipment, including space for competing service carriers.

Applicants' Response: Proposed facility is not a current existing facility.

b) Standard requirements. Applicants for wireless communications facilities shall be required to comply with the following standard conditions:

1) The carrier and/or successor in interest shall properly maintain and ultimately remove, if required, the approved wireless communications facilities according to the provisions of this chapter and any conditions of permit approval. The carrier shall post a financial security, such as a bond or Certificate of Deposit, acceptable to the County to ensure that the approved facilities are properly maintained and to guarantee that the facility is dismantled and removed from the premises and the site reclaimed if it has been inoperative for a one-year period, or upon expiration of the permit. Financial assurance shall be an amount determined by a California licensed engineer, and approved by the Planning Commission, and shall cover the costs associated with the demolition, removal, and reclamation of the facility site in the event the carrier abandons operations.

Applicants' Response: Acknowledged.

2) The carrier shall defend, indemnify, and hold harmless, the County and any of its boards, commissions, officers, and employees to attack, set aside, void, or annul the approval of permit applications when such claim or action is brought within the period provided for any applicable State and/or local statutes or from facility operations. The County shall promptly notify the carrier of any such claim, action, or proceeding.

Applicants' Response: Acknowledged.

3) The applicant shall provide a copy of a title report or other legal instrument demonstrating legal access to the project site.

Applicants' Response: Acknowledged. Please see Attachment 15, Title Report.

4) Co-located facilities are permitted without the requirement for a Use Permit when facilities are proposed to be added to existing facilities, little or no physical expansion beyond the area of existing facility site disturbance is necessary, and the proposed facilities will not have detrimental effects to surrounding properties, the environment, or human health. The Planning Director shall retain the right to determine whether proposed co-located facilities meet this criteria.

Applicants' Response: Acknowledged. Proposed facility is not to be co-located on an existing facility.

5) Co-location is required when feasible and when it minimizes adverse effects related to land use compatibility, visual resources, public safety, and other environmental factors. Co-location is not required when it creates or increases such effects and/or technical evidence demonstrates to the satisfaction of the Planning Director that it is not feasible due to physical, spacial, or technological limitations. Fiscal constraints or competitive conflicts are not considered justifiable reasons for not co-locating a new facility where the opportunity for co-location exists.

Applicants' Response: Acknowledged. Proposed facility is proposing co-location on tower. Please see sheet A5 of Attachment 8, Zoning Drawings.

c) Location of wireless communications facilities. Facilities shall be sited to avoid or minimize land use conflicts. None shall be sited in a location where it will unreasonably interfere with the operation of any County airport.

Applicants' Response: Acknowledged. Facility is not sited in a location where it will unreasonably interfere with the operations of any County airport.

d) Definitions.

1) "Co-location" means a telecommunications facility comprising a single structure used to support multiple antennae operated by different carriers.

Applicants' Response: Acknowledged.

2) "Shared-location" means more than one telecommunications facility comprising multiple structures used to support antennae operated by one or more carriers where such structures are within proximity to each other.

Applicants' Response: Acknowledged.

3) "Wireless communications facility" means a facility that transmits and/or receives electromagnetic signals. It includes antennae, microwave dishes, and other types of equipment for the transmission of such signals, telecommunications towers or similar structures supporting said equipment, equipment buildings, parking area and other accessory development.

Applicants' Response: Acknowledged.

e) Lighting. Applications for wireless communications facilities shall include a lighting plan including the location and type of all exterior lighting fixtures. Facilities shall be unlit, except as follows:

1) Manually operated or motion-sensing, low wattage, hooded or downward-directed exterior lighting shall be permitted for safety purposes only and shall not be lit except when maintenance or safety personnel are present.

Applicants' Response: Acknowledged. Please see Sheet A4 Attachment 8, Zoning Drawings. The service light is manually switched on/off by the site technician in emergency situations. Maintenance of the cell sites are normally performed during day light hours. The service light will be pointed 45 degrees towards the ground.

2) As required under Federal Aviation Administration regulations.

Applicants' Response: Acknowledged. Applicants intend to comply with Federal Aviation Administration regulations.

f) Access and roadways. Wireless communications facilities shall be served by the minimum roads and on-site parking necessary, as follows:

1) Whenever feasible, existing roads and parking areas shall be used to access and service new facilities. Roads shall be maintained to standards required upon the establishment of the use.

Applicants' Response: Acknowledged. There were no existing roads and parking areas that could be used to access and service the proposed facility.

2) Any new roads or parking areas constructed shall be shared with subsequent telecommunications facilities and/or other permitted uses to the extent feasible.

Applicants' Response: Acknowledged. The proposed access path is within a non-exclusive utility easement that shall be shared with future co-located facilities on-site.

3) New access roads or parking areas shall have the minimum width and surfacing necessary to meet fire safety and access needs.

Applicants' Response: Acknowledged. Proposed access to the proposed facility is provided by a 12' wide and 1120' long gravel road stemming from Main Street.

4) Disturbed surfaces shall be designed to avoid drainage and erosion problems.

Applicants' Response: Acknowledged.

g) Vegetation. Wireless communications facilities shall be installed in a way that maintains and enhances existing vegetation to the extent feasible. Where appropriate, additional landscaping may be required to screen the proposed facility visually. Vegetation protection and facility screening shall be accomplished through the following measures:

1) Applications for facilities shall include a landscape plan that shows the size, type, and location of existing vegetation, and any vegetation proposed for removal or trimming. Emphasis of the landscape plan should be to screen the proposed facility visually and stabilize the soils on sloping sites. Introduced vegetation shall be native, drought tolerant species compatible with the predominant natural setting of the project area.

Applicants' Response: Acknowledged. Please see Sheet A1 of Attachment 8, Zoning Drawings. Existing trees are marked on the site plan. There is some vegetation that requires removal. Applicants will provide further landscaping details upon request.

2) Existing trees and other screening vegetation near the proposed facility and associated access roads shall be protected from damage during and after construction.

Applicants' Response: Acknowledged.

3) All vegetation disturbed during project construction shall be replanted with compatible vegetation. Soils disturbed by development shall be reseeded to prevent soil erosion.

Applicants' Response: Acknowledged.

4) No vegetation shall be removed after project completion except to comply with local and State fire safety regulations or to prevent safety hazards to people and damage to property or operational impairment.

Applicants' Response: Acknowledged.

5) Lease area shall be sufficiently sized to include vegetative screening and must include provisions for the protection and maintenance of such screening.

Applicants' Response: Acknowledged.

h) Noise and traffic. Wireless communications facilities shall be constructed and operated in a way that minimizes noise and traffic impacts on nearby residents and the public. Noise and traffic reduction shall be accomplished through the following measures:

1) Facilities shall operate in compliance with the noise exposure standards contained in the County's Noise Element. Backup generators shall comply with the same noise standards and shall only be operated in emergencies or for routine testing and maintenance.

Applicants' Response: Acknowledged. Please see Attachment 12, Sound Data.

2) Normal maintenance and testing activities shall occur between the hours of seven a.m. and six p.m., excluding emergencies.

Applicants' Response: Acknowledged.

3) Traffic resulting from the installation, operation, and maintenance of a wireless communications facility must be kept to a minimum.

Applicants' Response: Acknowledged.

4) Applicants may be required to submit a development schedule if nearby property owners may be inconvenienced during construction.

Applicants' Response: Acknowledged. Applicants will comply with this requirement if applicable.

i) Visual compatibility and facility site design. Wireless communications facility structures and equipment shall be sited, designed, and screened to blend with the surrounding natural or built environment to reduce negative visual effects. Visual compatibility shall be accomplished in the following manner:

1) Applications for new facilities shall include a visual analysis of the proposed facility at design capacity, including but not necessarily limited to, a photo montage or photo simulation or other similar display. The visual analysis shall address views from public vantage points and private residences if deemed appropriate by the Planning Director. The visual analysis may be expanded to include alternative locations within the proposed service area.

Applicants' Response: Photo Simulations from CA-263 and an access road show what the proposed tower will look like in the landscape. The proposed tower was designed as a faux windmill to blend in with the surrounding environment. Please see Attachment 11, Photo Simulations.

2) Where visible from adjacent residences or public vantage points, base stations, equipment cabinets, backup generators, and other equipment shall be screened, fenced, landscaped, or otherwise treated architecturally to minimize its appearance from off site locations and to blend with the surrounding natural and built environments visually. Exterior building materials of a color to match the surrounding natural or built environment shall be used for all facilities.

Applicants' Response: Acknowledged.

3) Facility sites should be avoided where identified historic, cultural, or archaeological resources exist.

Applicants' Response: Acknowledged. Proposed facility is not on a site where identified historical, cultural, or archaeological resources exist.

4) No advertising signage or identifying logos shall be placed on any facility, except small identification plates used for emergency notification.

Applicants' Response: Acknowledged. Proposed facility will have no advertising signage or identifying logos. Signs identifying the owner/operator and displaying emergency contact information will be displayed on the enclosure.

5) If a facility becomes obsolete or is otherwise no longer needed, service providers shall provide the County a copy of the notice to the Federal Communications Commission of intent to cease operations. All related facilities shall be removed within one year of cessation of operation at the owner's expense, as described in subsection (b)(1) of this section.

Applicants' Response: Acknowledged. Applicants will comply with this section if ever applicable.

j) Applicability. The County shall not unreasonably discriminate among providers of functionally equivalent services nor shall it prohibit or have the effect of prohibiting the provision of wireless communications services.

1) The County shall act on any request for authorization to place, construct or modify wireless communications facilities within a reasonable period of time after the request is duly filed taking into account the nature and scope of the request.

Applicants' Response: Acknowledged.

2) Any decision by the County denying a request to place, construct, or modify wireless communications facilities shall, in writing, be supported by substantial evidence (findings).

Applicants' Response: Acknowledged.

3) Any person adversely affected by any action or failure to act by the County that is inconsistent with this section may, within thirty (30) days after such action or failure to act, commence an action in any court of competent jurisdiction.

Applicants' Response: Acknowledged.

END OF CODE COMPLIANCE.

TECHNICAL INFORMATION BULLETIN
Generator Set Sound Data Sheet

Generator Set Model	Hz	Load	Sound Pressure Data in dB(A)			
			Raw Exhaust	Open Unit, Isolated Exhaust	Weather Enclosure	Sound Enclosure
30REOZK	60	100% Load	98.9	81.2	79.3	65.4
		No Load	93.9	79.7	77.8	63.2

Note: Sound pressure data is the logarithmic average of eight perimeter measurement points at a distance of 7 m (23 ft.), except Raw Exhaust data which is a single measurement point at 1 m (3.3 ft.) from the mouth of a straight pipe exhaust.

30REOZK	60 Hz
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				Sound Pressure Levels, dB(A)								
Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Octave Band Center Frequency (Hz)								Overall Level
				63	125	250	500	1000	2000	4000	8000	
100% Load	7 (23)	Sound	3:00	42.3	51.0	52.7	56.2	57.4	56.8	51.7	46.7	63.0
			1:30	38.9	43.9	54.5	57.6	55.2	58.4	53.6	50.4	63.5
			12:00Engine	42.0	51.9	53.6	57.1	59.8	60.1	55.3	49.6	65.2
			10:30	43.4	53.0	60.4	60.0	60.2	61.6	56.6	50.5	67.3
			9:00	44.8	57.5	59.1	58.9	59.1	61.4	58.1	51.7	67.1
			7:30	41.8	51.4	59.5	60.0	58.9	57.6	55.2	48.4	65.8
			6:00Alternator	37.5	51.4	59.7	56.7	58.0	58.0	53.0	48.2	64.9
			4:30	42.1	50.0	56.0	59.0	58.3	58.4	53.7	49.2	64.8
			8-pos. log avg.	42.1	52.6	57.8	58.4	58.6	59.4	55.1	49.6	65.4

Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Sound Pressure Levels, dB(A)								8-pos. log avg.
				3:00	1:30	12:00 Eng.	10:30	9:00	7:30	6:00 Alt.	4:30	
100% Load	7 (23)	Weather	Overall Levels	79.5	78.8	80.0	79.4	79.3	80.2	77.1	79.2	79.3

				Sound Pressure Levels, dB(A)								
Load	Distance, m (ft)		Measurement Clock Position	Octave Band Center Frequency (Hz)								Overall Level
				63	125	250	500	1000	2000	4000	8000	
100% Load	7 (23)	Open Unit, Isolated Exhaust	3:00	49.0	55.4	67.4	72.4	75.2	77.0	74.5	65.9	81.4
			1:30	43.3	52.4	66.0	70.3	75.1	76.1	74.2	63.9	80.7
			12:00Engine	43.8	54.0	63.9	75.2	75.1	77.3	74.7	64.5	81.9
			10:30	43.6	58.0	67.7	72.3	73.4	77.6	74.5	64.6	81.3
			9:00	45.8	57.4	67.4	77.1	72.5	74.8	73.7	62.8	81.2
			7:30	47.6	52.3	67.0	78.0	74.0	75.8	74.3	64.4	82.1
			6:00Alternator	47.5	56.1	67.2	74.5	73.0	71.5	70.0	59.8	79.0
			4:30	48.2	56.1	67.8	74.3	73.9	76.4	74.0	65.6	81.1
			8-pos. log avg.	46.6	55.6	66.9	74.9	74.1	76.1	73.9	64.3	81.2

			Sound Pressure Levels, dB(A)								
Load	Distance, m (ft)	Exhaust	Octave Band Center Frequency (Hz)								Overall Level
			63	125	250	500	1000	2000	4000	8000	
100% Load	1 (3.3)	Raw Exhaust (No Silencer)	66.3	77.4	88.1	90.1	93.2	94.5	89.6	82.6	98.9

The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. © 2015 by Kohler Co. All rights reserved.

30REOZK	60 Hz
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Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Sound Pressure Levels, dB(A)								
				Octave Band Center Frequency (Hz)								Overall Level
				63	125	250	500	1000	2000	4000	8000	
No Load	7 (23)	Sound	3:00	45.9	51.3	53.7	54.1	55.4	57.8	51.7	41.6	62.5
			1:30	41.7	46.5	52.7	56.5	52.9	55.5	52.1	42.7	61.5
			12:00-Engine	43.3	48.9	53.0	54.2	56.4	56.9	51.2	41.7	62.2
			10:30	43.2	50.9	57.6	57.0	57.6	56.9	53.0	42.7	64.0
			9:00	45.3	53.1	56.1	56.0	57.5	57.8	54.6	44.9	64.0
			7:30	46.4	50.4	59.4	58.1	56.3	55.0	51.6	43.2	64.1
			6:00-Alternator	45.7	52.2	58.6	53.7	55.5	56.0	50.2	41.8	63.1
			4:30	43.1	51.3	55.5	57.8	55.7	56.7	52.7	41.7	63.3
			8-pos. log avg.	44.6	50.9	56.5	56.2	56.1	56.7	52.3	42.7	63.2

Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Sound Pressure Levels, dB(A)								
				3:00	1:30	12:00 Eng.	10:30	9:00	7:30	6:00 Alt.	4:30	8-pos. log avg.
No Load	7 (23)	Weather	Overall Levels	77.6	77.3	79.0	77.8	78.1	78.9	75.1	77.4	77.8

Load	Distance, m (ft)		Measurement Clock Position	Sound Pressure Levels, dB(A)								
				Octave Band Center Frequency (Hz)								Overall Level
				63	125	250	500	1000	2000	4000	8000	
No Load	7 (23)	Open Unit, Isolated Exhaust	3:00	41.5	51.8	66.2	71.9	72.8	75.2	71.9	64.0	79.5
			1:30	38.3	50.5	61.9	67.9	74.5	74.6	72.2	62.5	79.2
			12:00-Engine	40.5	52.9	62.2	74.5	74.9	76.1	72.8	62.8	80.9
			10:30	42.8	51.0	63.4	71.2	72.2	76.1	72.6	62.7	79.7
			9:00	42.1	49.1	64.6	77.4	70.8	72.3	71.2	61.0	80.0
			7:30	43.8	51.4	64.6	77.7	72.1	73.9	72.2	61.5	80.8
			6:00-Alternator	43.7	51.7	64.3	72.9	72.0	68.3	66.8	55.8	77.0
			4:30	43.5	52.7	64.6	72.5	72.4	74.7	71.4	63.4	79.3
			8-pos. log avg.	42.3	51.5	64.2	74.3	72.9	74.4	71.7	62.2	79.7

Load	Distance, m (ft)	Exhaust		Sound Pressure Levels, dB(A)								
				Octave Band Center Frequency (Hz)								Overall Level
				63	125	250	500	1000	2000	4000	8000	
No Load	1 (3.3)	Raw Exhaust (No Silencer)		55.9	63.5	74.9	84.0	87.8	89.7	86.0	82.2	93.9

Yreka Union HS

700 & AWS LTE Coverage Plots

Prepared by Verizon Wireless



EXHIBIT E - COVERAGE MAPS

Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

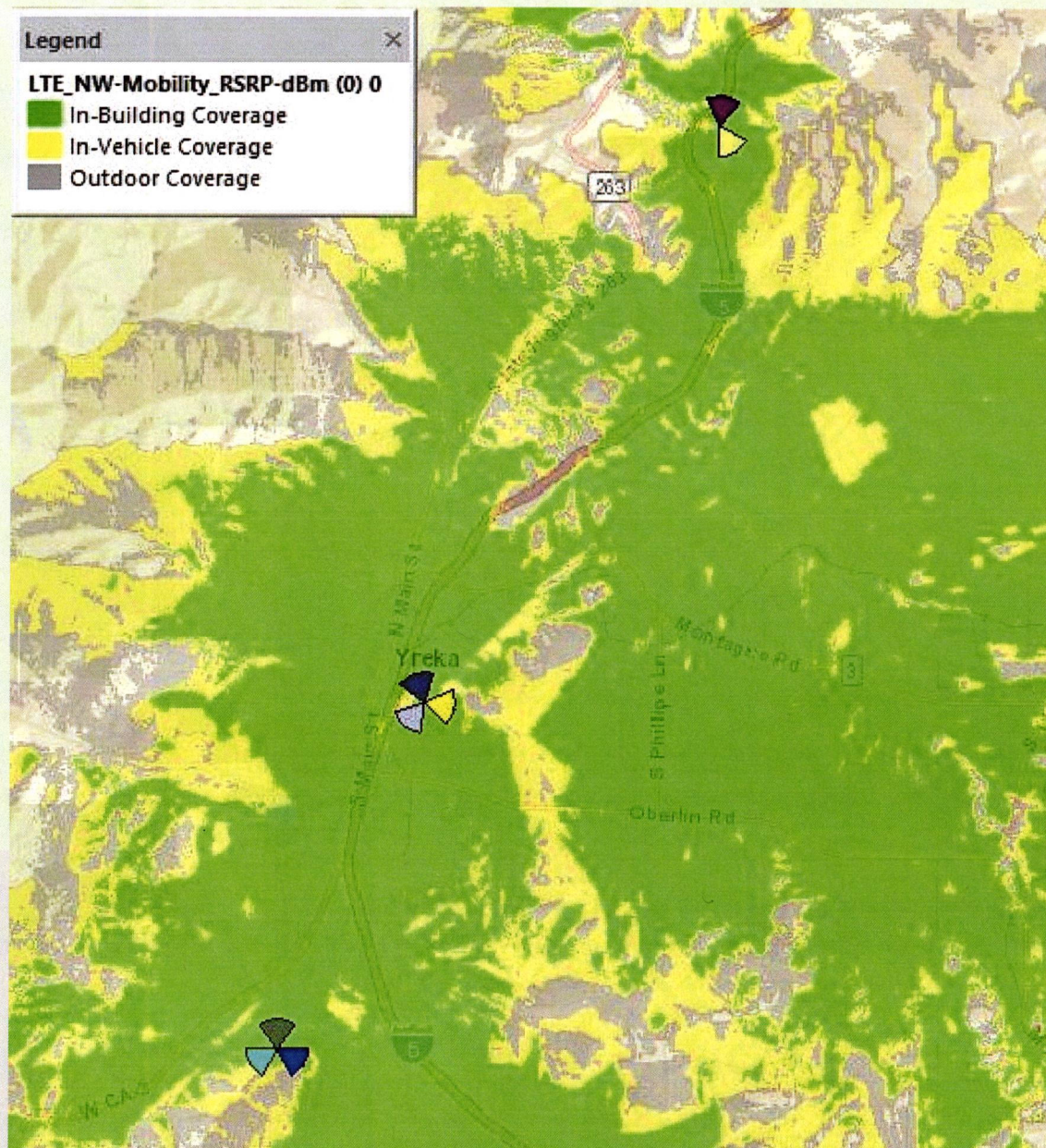
RF Justification: Yreka Union HS

Proposed site (Yreka Union HS) will provide reliable 700/AWS LTE coverage & capacity in Yreka, Hawkinsville and its surrounding areas, It will also improve the coverage along highway 5, 3 & 263.

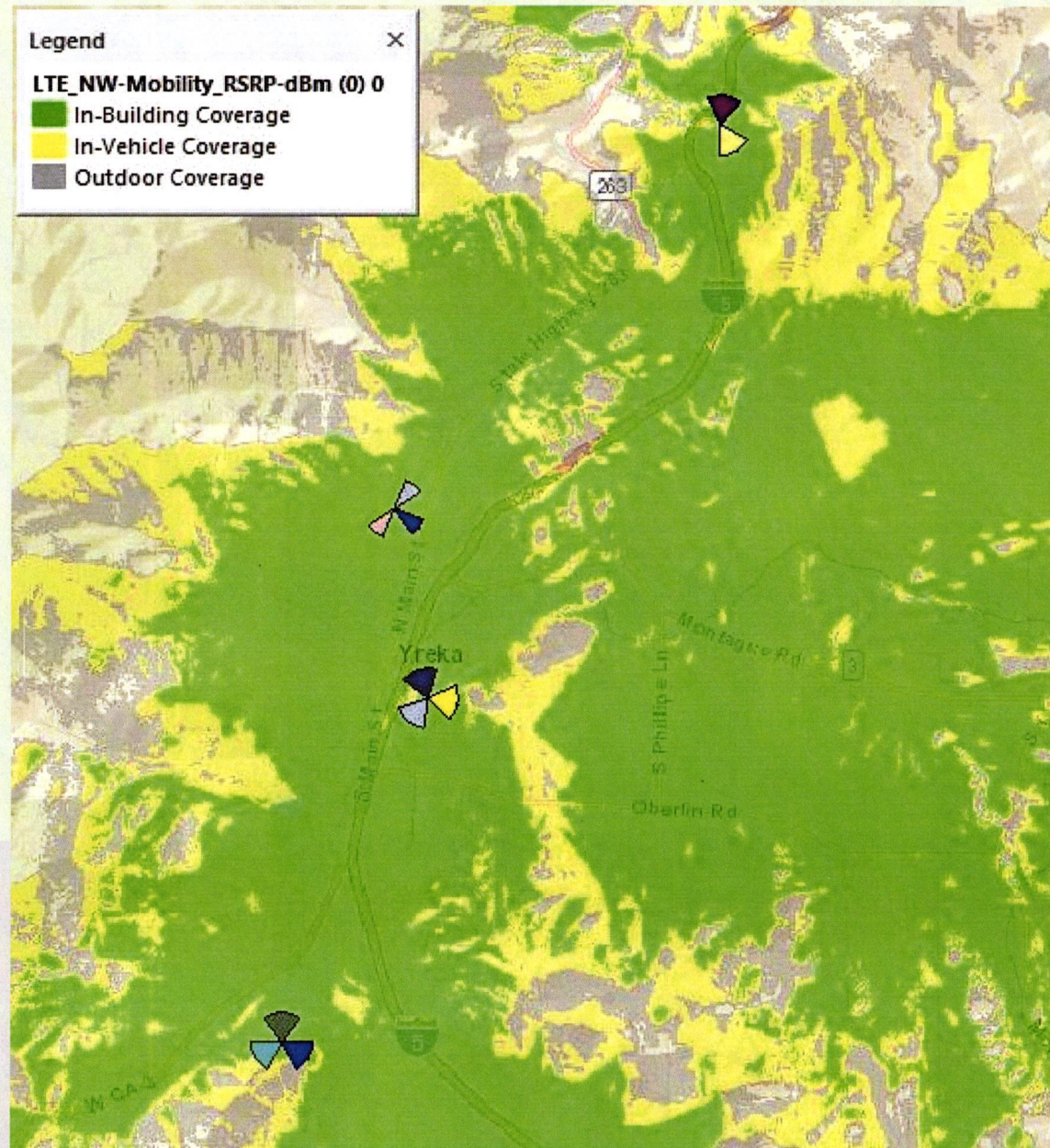
Proposed site will offload Gamma sector of Butcher Hill site.

Butcher Hill is the only site serving the area,
- Yreka, Hawkinsville and its surrounding areas
- Highway 5, 3 & 263

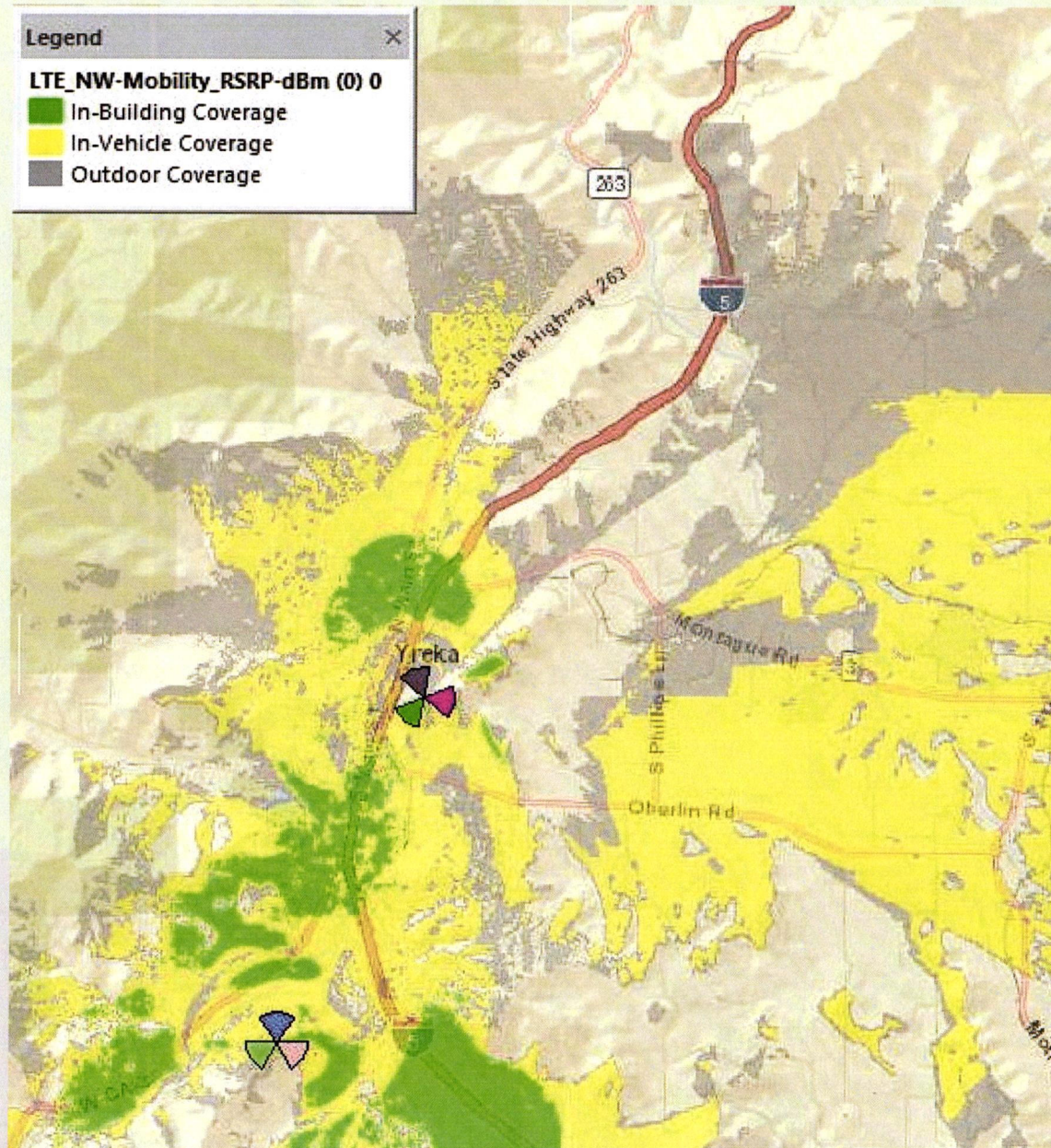
Coverage area of existing sites – 700 MHz



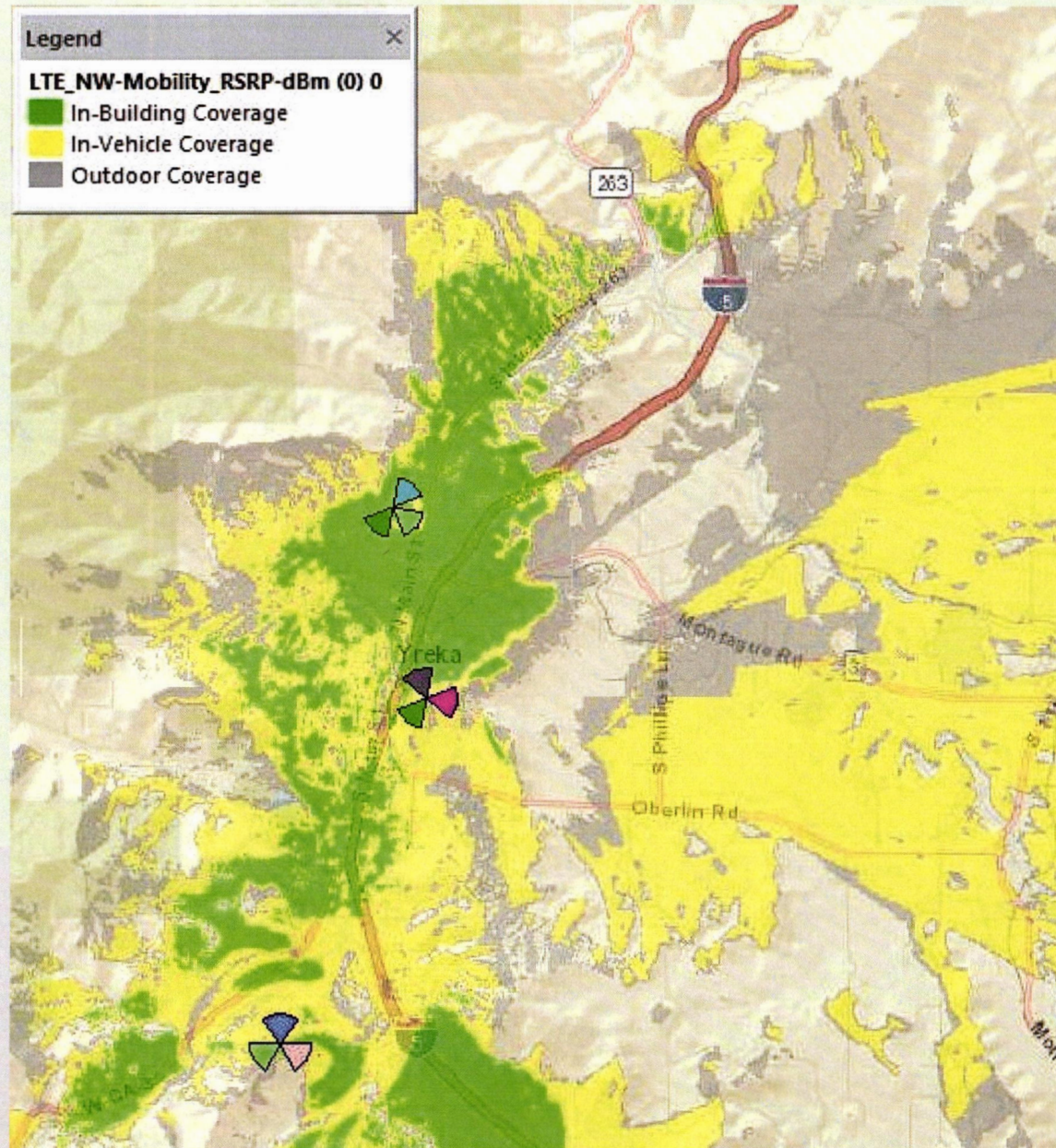
Coverage area with proposed site (Yreka Union HS) – 700 MHz



Coverage area of existing sites – 2100 MHz



Coverage area with proposed site (Yreka Union HS) – 2100 MHz



AERIAL MAP



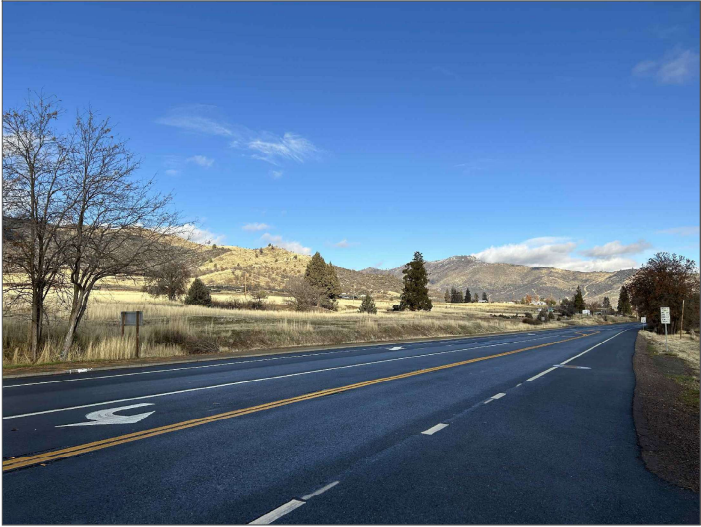
COPYRIGHT: GOOGLE MAPS, 2025

PROPOSED



PROPOSED VERIZON WIRELESS PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED TO A NEW 100'H FAUX WINDMILL TOWER

EXISTING



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : JYU@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY			US-CA-5965 YREKA UNION 943 CA-263 YREKA, CA 96097	VIEW	SHEET
		0	7/02/2025	ISSUED FOR SUBMITTAL	JFY				A	1 / 5
		1	8/15/2025	ADD VIEW	JFY					

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2025

PROPOSED



PROPOSED VERIZON WIRELESS PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED TO A NEW 100'H FAUX WINDMILL TOWER

EXISTING



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : JYU@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY	 	US-CA-5965 YREKA UNION 943 CA-263 YREKA, CA 96097	VIEW	SHEET
		0	7/02/2025	ISSUED FOR SUBMITTAL	JFY			B	2 / 5
		1	8/15/2025	ADD VIEW	JFY				

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2025

EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

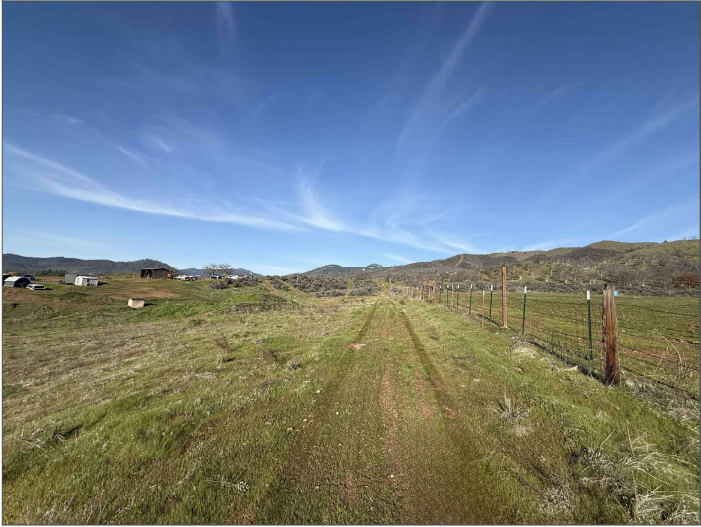
 CONTACT : JOYCE YU EMAIL : JYU@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY			US-CA-5965 YREKA UNION 943 CA-263 YREKA, CA 96097	VIEW	SHEET
		0	7/02/2025	ISSUED FOR SUBMITTAL	JFY				C	3 / 5

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2025

EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : SMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY	 	US-CA-5965 YREKA UNION 943 CA-263 YREKA, CA 96097	VIEW	SHEET
		0	7/02/2025	ISSUED FOR SUBMITTAL	JFY			D	4 / 5
		1	8/15/2025	ADD VIEW	JFY				

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2025

PROPOSED



PROPOSED VERIZON WIRELESS PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED TO A NEW 100'H FAUX WINDMILL TOWER

EXISTING



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : JYU@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY			US-CA-5965 YREKA UNION 943 CA-263 YREKA, CA 96097		VIEW	SHEET
		0	7/02/2025	ISSUED FOR SUBMITTAL	JFY					E	5 / 5
		1	8/15/2025	ADD VIEW	JFY						

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 100' FAUX WINDMILL TOWER WITH (12) 8' ANTENNAS, (12) RRU'S, (1) 6' MICROWAVE, (4) OVP BOXES, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) EQUIPMENT CANOPY, (1) FIBER BOX, (1) 200A ILC CABINET, (1) MANUAL SERVICE LIGHT SWITCH TIMER, (4) SERVICE LIGHTS, (1) BACK-UP DIESEL GENERATOR, (2) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON CONCRETE PAD WITHIN A 50'x50' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

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

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES



VICINITY MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	YREKA UNION
SITE NUMBER:	US-CA-5965
FUZE PROJECT NUMBER:	17298242
SITE ADDRESS:	943 CA-263 YREKA, CA 96097
PARCEL #:	013-530-290
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	R-R (RURAL RESIDENTIAL)
ZONING JURISDICTION:	COUNTY OF SISKIYOU
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	FAUX WINDMILL TOWER
STRUCTURE HEIGHT:	100'
CONSTRUCTION AREA:	2,500 SQ. FT.
GROUND ELEVATION:	2,698.5' (NAVD88)
LATITUDE (NAD 83):	41.747989° (41° 44' 52.76" N)
LONGITUDE (NAD 83):	-122.636231° (122° 38' 10.43" W)



US-CA-5965 YREKA UNION

943 CA-263

YREKA, CA 96097

100' FAUX WINDMILL TOWER

FUZE PROJECT NUMBER: 17298242

MDG LOCATION ID: 5000965776

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SURVEY DETAIL
LS-3	SURVEY DETAIL
LS-4	SURVEY DETAIL
LS-5	SURVEY DETAIL
LS-6	NOTES
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A2.1	VEGETATION PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS
GP-1 TO GP-1.3	GRADING PLAN
DR-1 TO DR-2	DRAINAGE MAP
GP-2 TO GP-2.9	ACCESS ROAD PROFILE PLAN
GP-3	GRADING AND EROSION CONTROL DETAILS
GP-4	GRADING, SEDIMENT, AND EROSION CONTROL DETAILS

EMERGENCY:
CALL 911



LOCATION MAP
N.T.S.

PROJECT DIRECTORY	
PROPERTY OWNER:	MC CANNA THEODORE J & CARESSA R 943 CA-263 YREKA, CA 96097
APPLICANT:	THE TOWERS, LLC 22 W ATLANTIC AVE, #310 DELRAY BEACH, FL 33444
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PACIFICORP
TELCO COMPANY:	AT&T

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	05/27/25	ISSUED FOR REVIEW	JR
0	07/16/25	ISSUED FOR ZONING	JR
1	07/31/25	GRADING DESIGN UPDATE	JR
2	09/09/25	VEGETATION UPDATE	JR



**ASSURANCE
DEVELOPMENT**

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

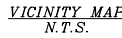


2770 SHADELANDS DRIVE,
BUILDING 11,
WALNUT CREEK, CA 94598

YREKA UNION
US-CA-5965
FUZE PROJECT ID: 17298242
MDG LOCATION ID: 5000965776
943 CA-263
YREKA, CA 96097

SHEET TITLE:
TITLE SHEET

T1



05/13/2025

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA
ZONE 1 STATE PLANE COORDINATE SYSTEM BASED ON THE
NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25).
DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON
THE SMARTNET REFERENCE NETWORK.

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED
ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18'
MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY
OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL
ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA
1 STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND
DISTANCES DIVIDE BY 0.99989270

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE
"X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID
#06093C1557D, DATED 1/19/2011

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

NO WETLANDS HAVE BEEN INVESTIGATED BY THIS SURVEY.

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE NORTH MAIN ST RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

SURVEY WAS PREPARED FOR THE TOWERS, LLC

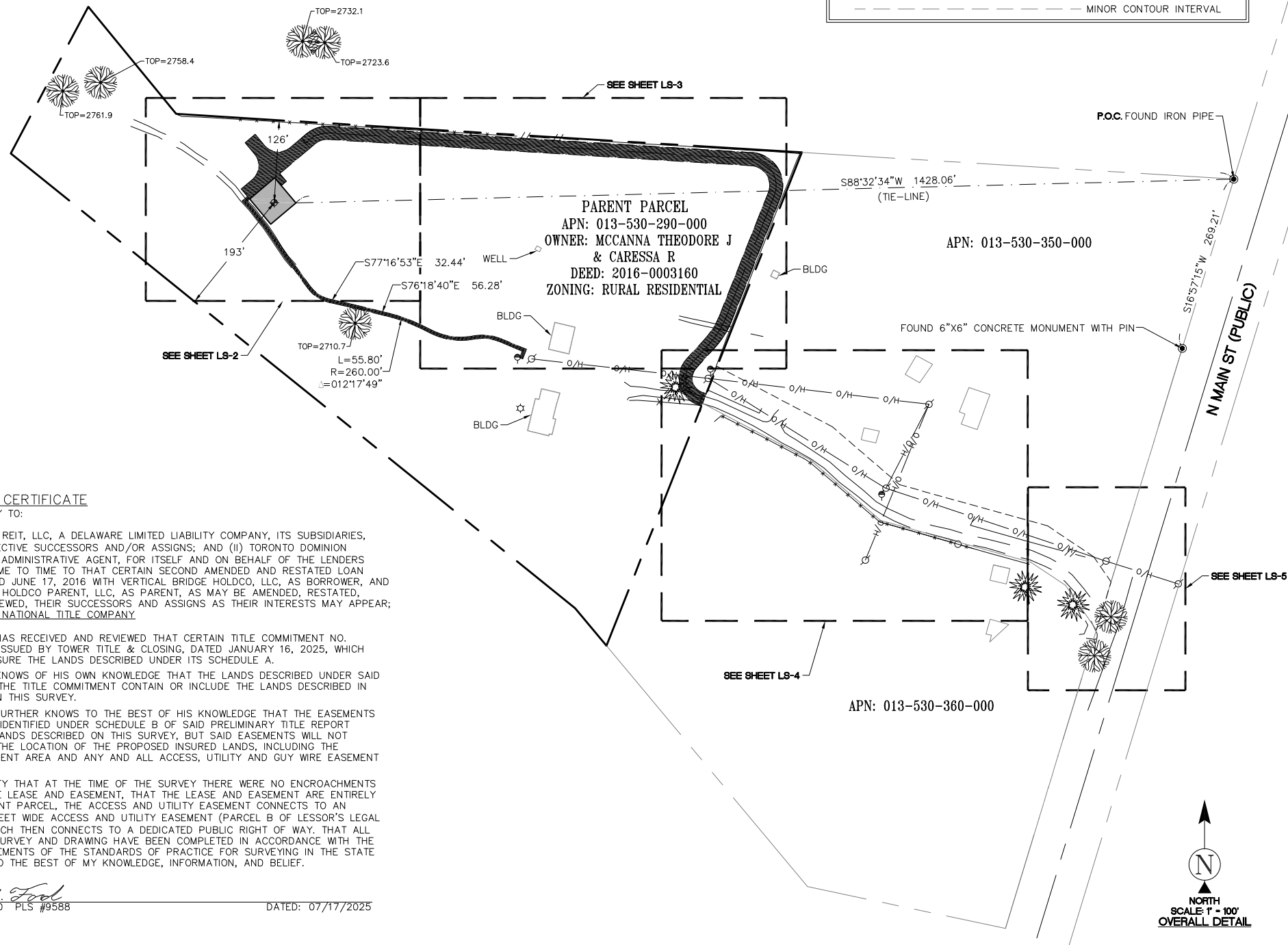
AT THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS.

THE LEASE AREA AND ALL EASEMENTS ARE ENTIRELY WITHIN
THE PARENT PARCEL.

THE ACCESS AND UTILITY EASEMENT CONNECTS TO AN EXISTING 60.00 FEET WIDE ACCESS AND UTILITY EASEMENT (PARCEL B OF LESSOR'S LEGAL DESCRIPTION) WHICH THEN CONNECTS TO A DEDICATED PUBLIC RIGHT OF WAY.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LANDLORD NAME, TITLE



Rev:	Date:	Description:	By:
A	05/16/2025	PRELIMINARY	IJ
0	06/04/2025	TITLE/DESIGN (C)	AC
1	06/09/2025	UPDATE (C)	AC
1	06/09/2025	UPDATE (C)	AC
2	07/17/2025	UPDATE (C)	MF

LAND SURVEY PREPARED BY:



LICENSURE NO:



ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY: CHK BY: APV BY:

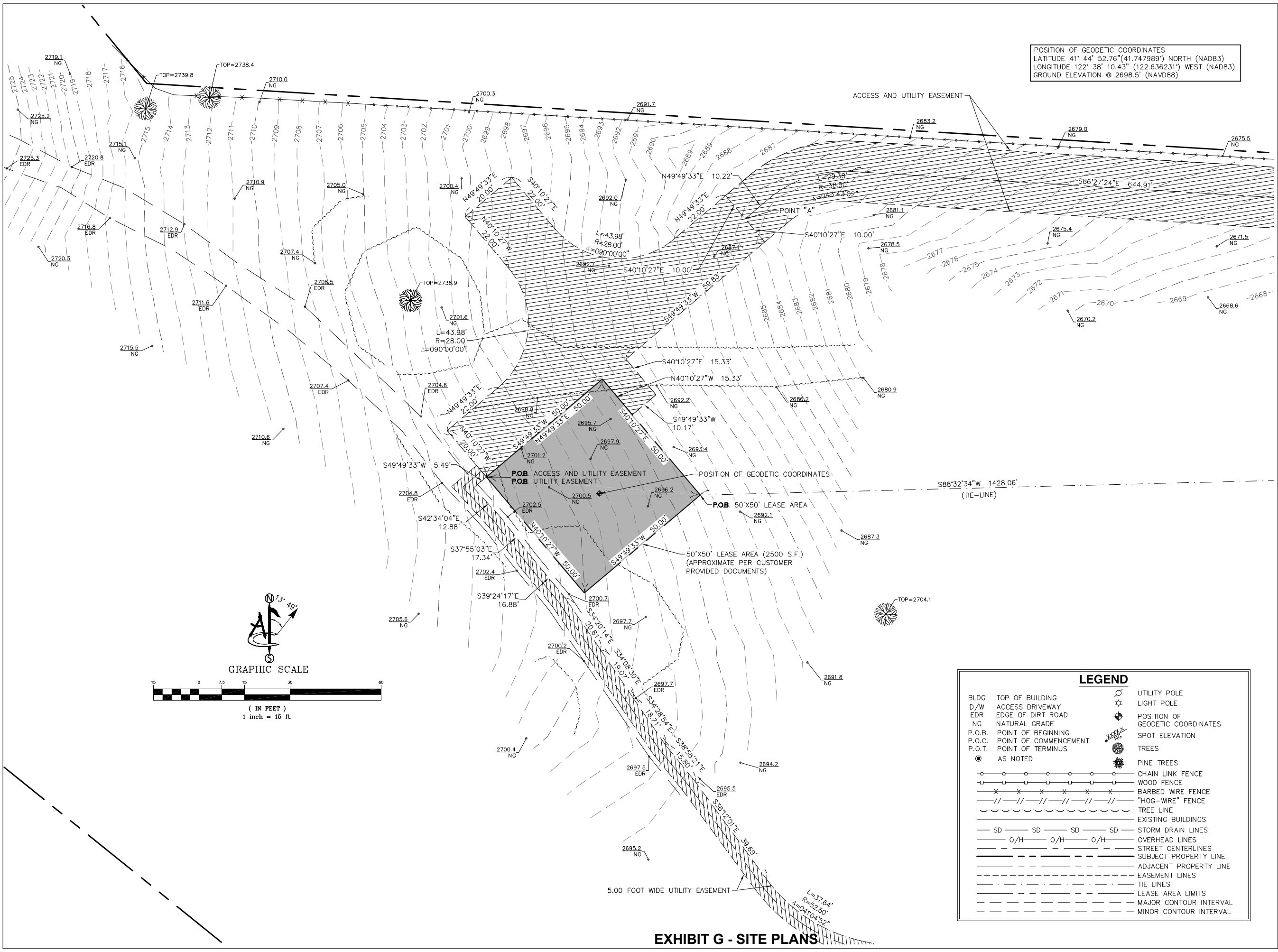
IJ	PD(1)	PD
----	-------	----

Sheet Title:

SITE SURVEY

Sheet Number:

LS-1



PROJECT INFORMATION:

SITE NAME:
YREKA UNION

SITE ID:
US-CA-5965

SITE ADDRESS:
943 CA-293
YREKA, CA 96097
SISKIYOU COUNTY

Rev:	Date:	Description:	By:
A	05/16/2025	PRELIMINARY	IJ
0	06/04/2025	TITLE/DESIGN (C)	AC
1	06/09/2025	UPDATE (C)	AC
1	06/09/2025	UPDATE (C)	AC
2	07/17/2025	UPDATE (C)	MF


LAND SURVEY PREPARED BY:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

LICENSURE NO:



DATE: 07/17/2025

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
IJ	PD(1)	PD

Sheet Title:

SURVEY DETAIL

Sheet Number:

LS-2

LEGEND	
BLDG	TOP OF BUILDING
D/W	ACCESS DRIVEWAY
EDR	EDGE OF DIRT ROAD
NG	NATURAL GRADE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINUS
●	AS NOTED
—○—	CHAIN LINK FENCE
—□—	WOOD FENCE
—x—	BARBED WIRE FENCE
—//—	"HOG-WIRE" FENCE
—~—	TREE LINE
—	EXISTING BUILDINGS
—SD—	STORM DRAIN LINES
—O/H—	OVERHEAD LINES
—	STREET CENTERLINES
—	SUBJECT PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINES
—	TIE LINES
—	LEASE AREA LIMITS
—	MAJOR CONTOUR INTERVAL
—	MINOR CONTOUR INTERVAL
☆	UTILITY POLE
○	LIGHT POLE
⊕	POSITION OF GEODETIC COORDINATES
•	SPOT ELEVATION
⊗	TREES
⊗	PINE TREES

PROJECT INFORMATION:

SITE NAME:
YREKA UNION

SITE ID:
US-CA-5965

SITE ADDRESS:

943 CA-293
YREKA, CA 96097
SIKIYOU COUNTY

Rev:	Date:	Description:	By:
A	05/16/2025	PRELIMINARY	IJ
0	06/04/2025	TITLE/DESIGN (C)	AC
1	06/09/2025	UPDATE (C)	AC
1	06/09/2025	UPDATE (C)	AC
2	07/17/2025	UPDATE (C)	MF

LAND SURVEY PREPARED BY:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

LICENSURE NO:



ALL SCALES ARE SET FOR 22"x34" SHEET

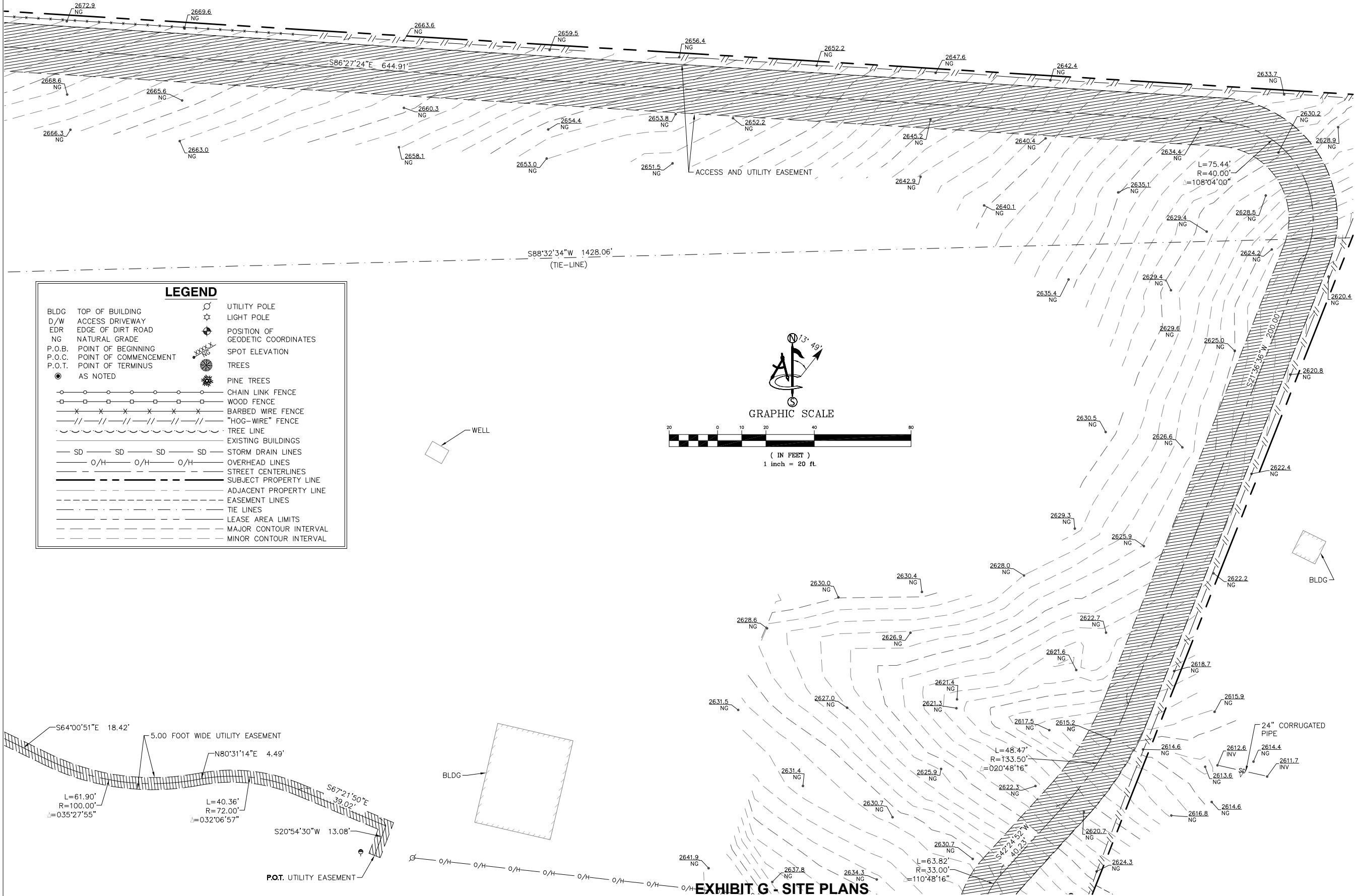
DRAWN BY:	CHK BY:	APV BY:
IJ	PD(1)	PD

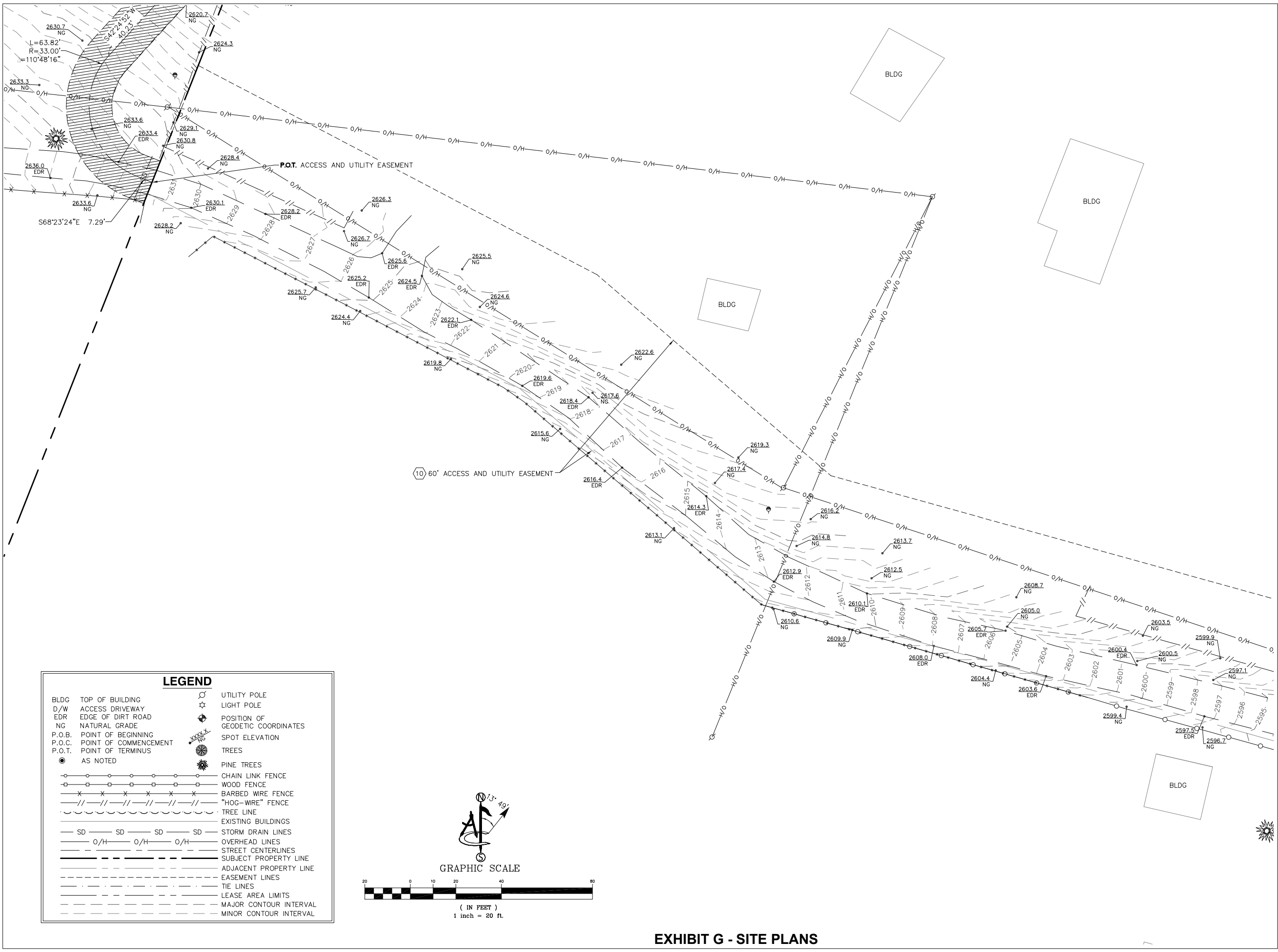
Sheet Title:

SURVEY DETAIL

Sheet Number:

LS-3







750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:
YREKA UNION

SITE ID:
US-CA-5965

SITE ADDRESS:
943 CA-293
YREKA, CA 96097
SSKIYOU COUNTY

Rev:	Date:	Description:	By:
A	05/16/2025	PRELIMINARY	IJ
0	06/04/2025	TITLE/DESIGN (C)	AC
1	06/09/2025	UPDATE (C)	AC
1	06/09/2025	UPDATE (C)	AC
2	07/17/2025	UPDATE (C)	MF


LAND SURVEY PREPARED BY:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

LICENSURE NO:



DATE: 07/17/2025

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
IJ	PD(1)	PD

Sheet Title:

SURVEY DETAIL

Sheet Number:

LS-4

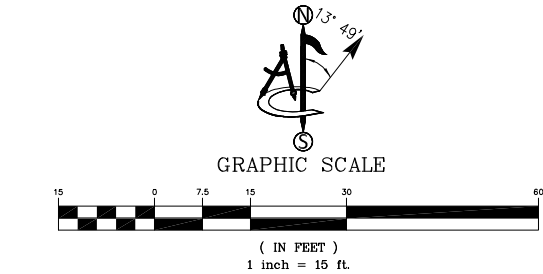
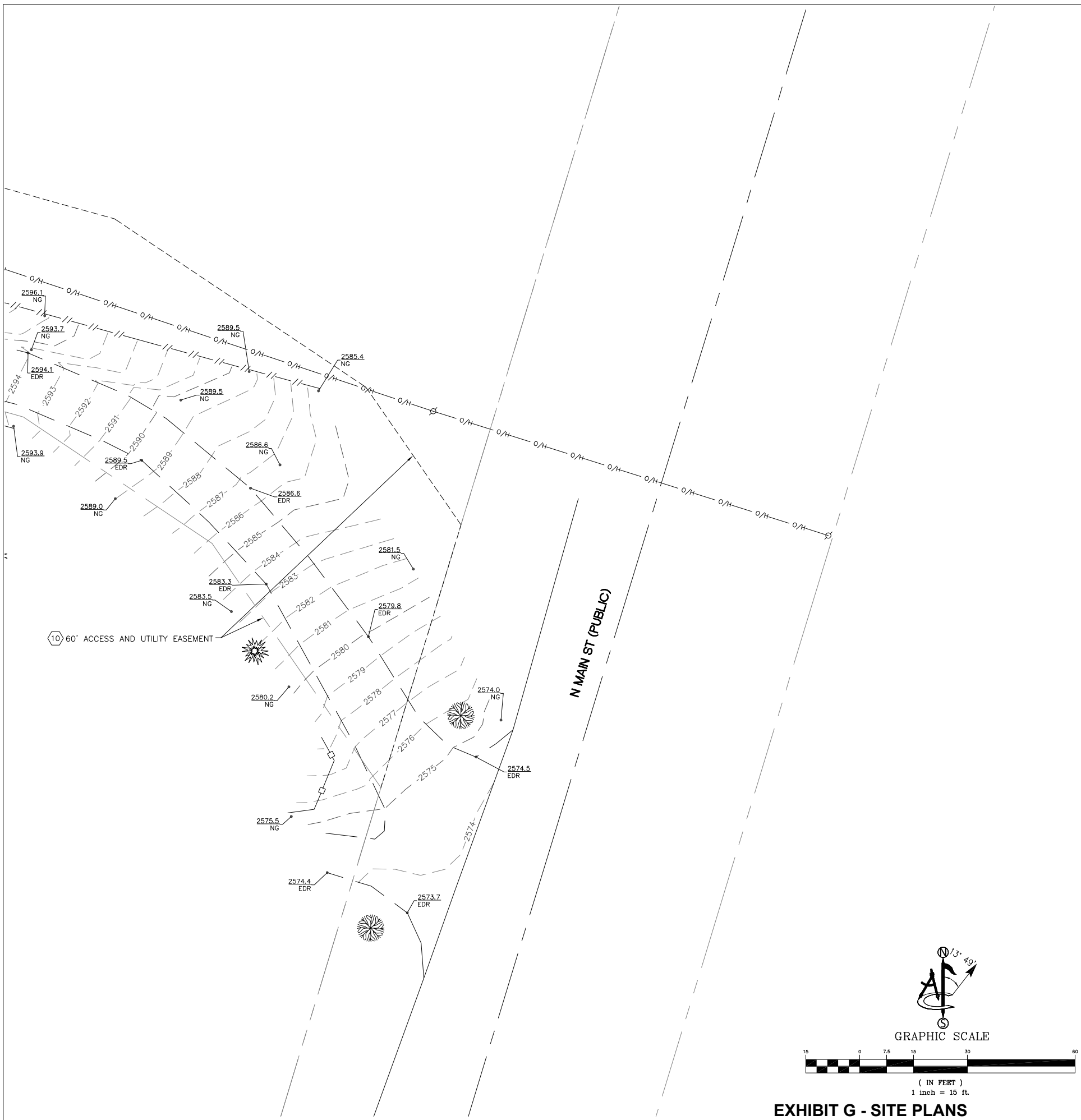


EXHIBIT G - SITE PLANS

LEGEND			
BLDG	TOP OF BUILDING		UTILITY POLE
D/W	ACCESS DRIVEWAY		LIGHT POLE
EDR	EDGE OF DIRT ROAD		POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE		SPOT ELEVATION
P.O.B.	POINT OF BEGINNING		TREES
P.O.C.	POINT OF COMMENCEMENT		PINE TREES
P.O.T.	POINT OF TERMINUS		CHAIN LINK FENCE
●	AS NOTED		WOOD FENCE
			"HOG-WIRE" FENCE
			TREE LINE
			EXISTING BUILDINGS
			STORM DRAIN LINES
			OVERHEAD LINES
			STREET CENTERLINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			EASEMENT LINES
			TIE LINES
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL



750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:
YREKA UNION

SITE ID:
US-CA-5965

SITE ADDRESS:
943 CA-293
YREKA, CA 96097
SKSIYOU COUNTY


Rev:	Date:	Description:	By:
A	05/16/2025	PRELIMINARY	IJ
0	06/04/2025	TITLE/DESIGN (C)	AC
1	06/09/2025	UPDATE (C)	AC
1	06/09/2025	UPDATE (C)	AC
2	07/17/2025	UPDATE (C)	MF

LAND SURVEY PREPARED BY:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

LICENSURE NO:



DATE: 07/17/2025

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
IJ	PD(1)	PD

Sheet Title:

SURVEY DETAIL

Sheet Number:

LS-5

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-204283-C, ISSUED BY TOWER TITLE AND CLOSING (IRON CREST NATIONAL TITLE COMPANY, INSURING AGENT), DATED JANUARY 16, 2025. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS OR CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "SURVEY FOR FRED M. FLECK " DATED DECEMBER 12, 1967 AND RECORDED DECEMBER 12, 1967 IN (BOOK) 5 (PAGE) 88, IN SISKIYOU COUNTY, CALIFORNIA. (NOTHING TO PLOT–NOT SHOWN)
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "COUNTY SURVEYOR'S CERTIFICATE" DATED AUGUST 4, 1986 AND RECORDED AUGUST 4, 1986 IN (BOOK) 10 (PAGE) 64, (INSTRUMENT) 86008981 IN SISKIYOU COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)
- RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SISKIYOU, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SISKIYOU, STATE OF CALIFORNIA:

PARCEL A:

ALL THAT PORTION OF LOTS 9 AND 10, AND MINERAL LOTS 62 AND 66 IN SECTION 15, TOWNSHIP 45 NORTH, RANGE 7 WEST, M.D.M., MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A CONCRETE RIGHT OF WAY MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY NO. 99, FROM WHICH ENGINEERING STATION 33 00 P.O.T. BEARS SOUTH 73°24'30" EAST, 50.00 FEET AS SHOWN ON THAT CERTAIN MAP FOR FRED M. FLECK, FILED DECEMBER 12, 1967 IN RECORD SURVEY BOOK NO. 5, PAGE 88; THENCE NORTH 16°35'30" EAST, 269.25 FEET; THENCE NORTH 86°50'00" WEST, 658.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 86°50'00 WEST, 954.18 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 39°45'00" WEST, 210.80 FEET TO CORNER NO. 5 OF MINERAL LOT 62; THENCE SOUTH 27°29'10" WEST, 252.41 FEET TO A MOUND OF ROCK; THENCE SOUTH 51°30'10" EAST, 1103.37 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 42°12'10" EAST, 74.37 FEET TO A 3/4 INCH IRON PIPE FROM WHICH POINT THE TRUE POINT OF BEGINNING BEARS NORTH 21°14'00" EAST; THENCE NORTH 21°14'00" EAST, 807.59 FEET (CALC.) TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A 60-FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES AS DISCLOSED IN PARCEL MAP SURVEY FOR FRED M. FLECK, LOCATED IN SECTIONS 14 AND 15, TOWNSHIP 45 NORTH, RANGE 7 WEST, M.D.M., FILED AUGUST 4, 1986 IN PARCEL MAP BOOK 10, PAGE 64, SISKIYOU COUNTY RECORDER'S OFFICE.

PARCEL NO. 013-530-290-000

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO THEODORE J. MCCANNA AND CARESSA R. MCCANNA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS RIGHT OF SURVIVORSHIP FROM J. LAVERNE KENDALL, TRUSTEE, AND DONNA L. KENDALL, TRUSTEE, KENDALL FAMILY TRUST U.A.D. JULY 13, 1990 IN DEED DATED MARCH 30, 2016 AND RECORDED APRIL 8, 2016 AS INSTRUMENT NO. 2016-0003160-00 . TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO THEODORE J. MCCANNA AND CARESSA R. MCCANNA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS RIGHT OF SURVIVORSHIP FROM J. LAVERNE KENDALL, TRUSTEE, AND DONNA L. KENDALL, TRUSTEE, KENDALL FAMILY TRUST U.A.D. JULY 13, 1990 AND RECORDED ON APRIL 8, 2016 IN BOOK N/A, PAGE N/A.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOTS 9 AND 10, AND MINERAL LOTS 62 AND 66 IN SECTION 15, TOWNSHIP 45 NORTH, RANGE 7 WEST, M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF PARCEL 2 AS SHOWN ON PARCEL MAP SURVEY FOR FRED M. FLECK, RECORDED IN BOOK 10, PAGE 64 OF SURVEYS, RECORDED IN THE OFFICE OF THE SISKIYOU COUNTY RECORDER, SISKIYOU COUNTY, STATE OF CALIFORNIA, FROM WHICH A 6 INCH BY 6 INCH CONCRETE MONUMENT WITH A PIN BEARS SOUTH 16°57'15" WEST, 269.21 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 88°32'34" WEST, 1428.06 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 49°49'33" WEST, 50.00 FEET; THENCE NORTH 40°10'27" WEST, 50.00 FEET; THENCE NORTH 49°49'33" EAST, 50.00 FEET; THENCE SOUTH 40°10'27" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET (0.057 ACRES) OF LAND, MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 9 AND 10, AND MINERAL LOTS 62 AND 66 IN SECTION 15, TOWNSHIP 45 NORTH, RANGE 7 WEST, M.D.M., BEING A 5.00 FOOT WIDE STRIP OF LAND, LYING 5.00 FEET SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED SIDE LINE:

COMMENCING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF PARCEL 2 AS SHOWN ON PARCEL MAP SURVEY FOR FRED M. FLECK, RECORDED IN BOOK 10, PAGE 64 OF SURVEYS, RECORDED IN THE OFFICE OF THE SISKIYOU COUNTY RECORDER, SISKIYOU COUNTY, STATE OF CALIFORNIA, FROM WHICH A 6 INCH BY 6 INCH CONCRETE MONUMENT WITH A PIN BEARS SOUTH 16°57'15" WEST, 269.21 FEET, THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 88°32'34" WEST, 1428.06 FEET; THENCE SOUTH 49°49'33" WEST, 50.00 FEET; THENCE NORTH 40°10'27" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 49°49'33" WEST, 5.49 FEET; THENCE SOUTH 42°34'04" EAST, 12.88 FEET; THENCE SOUTH 37°55'03" EAST, 17.34 FEET; THENCE SOUTH 39°24'17" EAST, 16.88 FEET; THENCE SOUTH 34°20'14" EAST, 20.81 FEET; THENCE SOUTH 34°08'30" EAST, 19.07 FEET; THENCE SOUTH 34°28'54" EAST, 18.71 FEET; THENCE SOUTH 38°56'21" EAST, 15.80 FEET; THENCE SOUTH 36°12'01" EAST, 39.69 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 52.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°04'52", AN ARC DISTANCE OF 37.64 FEET; THENCE SOUTH 77°16'53" EAST, 32.44 FEET; THENCE SOUTH 76°18'40" EAST, 56.28 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°17'49", AN ARC DISTANCE OF 55.80 FEET; THENCE SOUTH 64°00'51" EAST 18.42 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'55", AN ARC DISTANCE OF 61.90 FEET; THENCE NORTH 80°31'14" EAST, 4.49 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 72.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°06'57", AN ARC DISTANCE OF 40.36 FEET; THENCE SOUTH 67°21'50" EAST, 39.02 FEET; THENCE SOUTH 20°54'30" WEST, 13.08 FEET TO THE POINT OF TERMINUS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 9 AND 10, AND MINERAL LOTS 62 AND 66 IN SECTION 15, TOWNSHIP 45 NORTH, RANGE 7 WEST, M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF PARCEL 2 AS SHOWN ON PARCEL MAP SURVEY FOR FRED M. FLECK, RECORDED IN BOOK 10, PAGE 64 OF SURVEYS, RECORDED IN THE OFFICE OF THE SISKIYOU COUNTY RECORDER, SISKIYOU COUNTY, STATE OF CALIFORNIA, FROM WHICH A 6 INCH BY 6 INCH CONCRETE MONUMENT WITH A PIN BEARS SOUTH 16°57'15" WEST, 269.21 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 88°32'34" WEST, 1428.06 FEET; THENCE SOUTH 49°49'33" WEST, 50.00 FEET; THENCE NORTH 40°10'27" WEST, 50.00 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 40°10'27" WEST, 20.00 FEET; THENCE NORTH 49°49'33" EAST, 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 43.98 FEET; THENCE NORTH 40°10'27" WEST, 22.00 FEET; THENCE NORTH 49°49'33" EAST, 20.00 FEET; THENCE SOUTH 40°10'27" EAST, 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 43.98 FEET; THENCE NORTH 49°49'33" EAST, 22.00 FEET; THENCE SOUTH 40°10'27" EAST, 10.00 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 40°10'27" EAST, 10.00 FEET; THENCE SOUTH 49°49'33" WEST, 59.83 FEET; THENCE SOUTH 40°10'27" EAST, 15.33 FEET; THENCE SOUTH 49°49'33" WEST, 10.17 FEET; THENCE NORTH 40°10'27" WEST, 15.33 FEET; THENCE SOUTH 49°49'33" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20.00 FOOT WIDE STRIP OF LAND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 49°49'33" EAST, 10.22 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 38.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°43'02", AN ARC DISTANCE OF 29.38 FEET; THENCE SOUTH 86°27'24" EAST, 644.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGEL OF 108°04'00", AN ARC DISTANCE OF 75.44 FEET; THENCE SOUTH 21°36'36" WEST, 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 133.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°48'16", AN ARC DISTANCE OF 48.47 FEET; THENCE SOUTH 42°24'52" WEST, 40.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 110°48'16", AN ARC DISTANCE OF 63.82 FEET; THENCE SOUTH 68°23'24" EAST, 7.29 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 2 AND THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID WESTERLY LINE OF SAID PARCEL 2.



750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:
YREKA UNION

SITE ID:
US-CA-5965

SITE ADDRESS:
943 CA-293
YREKA, CA 96097
SSKIYOU COUNTY


Rev:	Date:	Description:	By:
A	05/16/2025	PRELIMINARY	IJ
0	06/04/2025	TITLE/DESIGN (C)	AC
1	06/09/2025	UPDATE (C)	AC
1	06/09/2025	UPDATE (C)	AC
2	07/17/2025	UPDATE (C)	MF

LAND SURVEY PREPARED BY:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

LICENSURE NO:



DATE: 07/17/2025

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
IJ	PD(1)	PD

Sheet Title:

NOTES

Sheet Number:

LS-6

1. ALL VEGETATION DISTURBED DURING PROJECT CONSTRUCTION SHALL BE REPLANTED WITH COMPATIBLE VEGETATION. SOILS DISTURBED BY DEVELOPMENT SHALL BE RESEDED TO PREVENT SOIL EROSION, SEE GP-1.3 AND GP-4.
2. NO VEGETATION SHALL BE REMOVED AFTER PROJECT COMPLETION EXCEPT TO COMPLY WITH LOCAL AND STATE FIRE SAFETY REGULATIONS OR TO PREVENT SAFETY HAZARDS TO PEOPLE AND DAMAGE TO PROPERTY OR OPERATIONAL IMPAIRMENT.
3. LEASE AREA SHALL BE SUFFICIENTLY SIZED TO INCLUDE VEGETATIVE SCREENING AND MUST INCLUDE PROVISIONS FOR THE PROTECTION AND MAINTENANCE OF SUCH SCREENING.

(E) SHRUBS TO BE
REMOVED BY VB GC
(TOTAL-±40)

(E) TREE TO
REMAIN. TYP.

(E) SHRUBS, TYP.

PROPOSED STACK
IN PLACE
RETAINING WALL —

(E) SHRUBS TO BE
REMOVED BY VB
GC (TOTAL-±40)——

PROPOSED 10'-0"
WIDE VERTICAL BRIDGE
NON-EXCLUSIVE
UTILITY EASEMENT

(E) PROPERTY LINE

—PROPOSED FIRE TURN
AROUND APPARATUS

—PROPOSED
18"x28.5" RCPA

—PROPOSED 20'-0" WIDE VERTICAL
BRIDGE NON-EXCLUSIVE ACCESS
AND UTILITY EASEMENT

PROPOSED 12' VERTICAL BRIDGE
GRAVELED ACCESS ROAD
(±1120'-0")

—PROPOSED RIP RAP
OUTFALL PROTECTION

—PROPOSED 24" HDPE

— PROPOSED PACIFICORP[®]
TRANSFORMER ON
50"x52" CONCRETE PAD

PROPOSED
LANDSCAPING AREA

APN:
013-530-290

— PROPOSED 50'x50' VERTICAL BRIDGE
LEASE AREA WITH 6'-0" HIGH
CHAIN-LINK FENCED COMPOUND

1
A3

VEGETATION PLAN

EXHIBIT G - SITE PLANS

11"x17" SCALE: 3/64" = 1'-0"
24"x36" SCALE: 3/32" = 1'-0"



ISSUE STATUS

[illegible]

AD
ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073



2770 SHADELANDS DRIVE,
BUILDING 11,
WALNUT CREEK, CA 94598

YREKA UNION

US-CA-5965

FUZE PROJECT ID: 17298242

MDG LOCATION ID: 5000965776

943 CA-263
YREKA, CA 96097

SHEET TITLE:

VEGETATION PLAN

A2.1

- Co

CONSTRUCTION EXIT — TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- Sd1

TYPE C SEDIMENT BARRIER — TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- Ds2

DISTURBED AREA STABILIZATION (TEMPORARY) — TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- Ds3

DISTURBED AREA STABILIZATION (PERMANENT) — TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
- Du

DISTURBED AREA DUST CONTROL — TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

SUBJECT PROPERTY IS LOCATED IN PANEL #06093C1557D, DATED 01/19/2011 AND IN FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE

SMW ENGINEERING COMPLETED THE PROPOSED GRADING PLANS ONLY. SEE CONSTRUCTION DOCUMENTS, COMPLETED BY ASSURANCE DEVELOPMENT, FOR ADDITIONAL DESIGN PLANS.

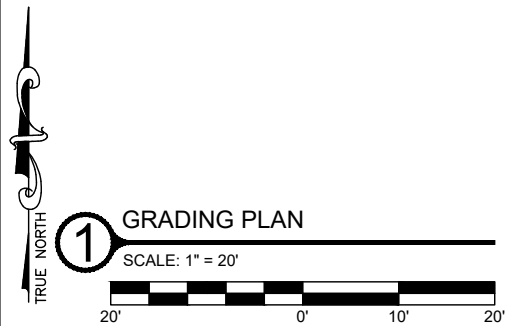
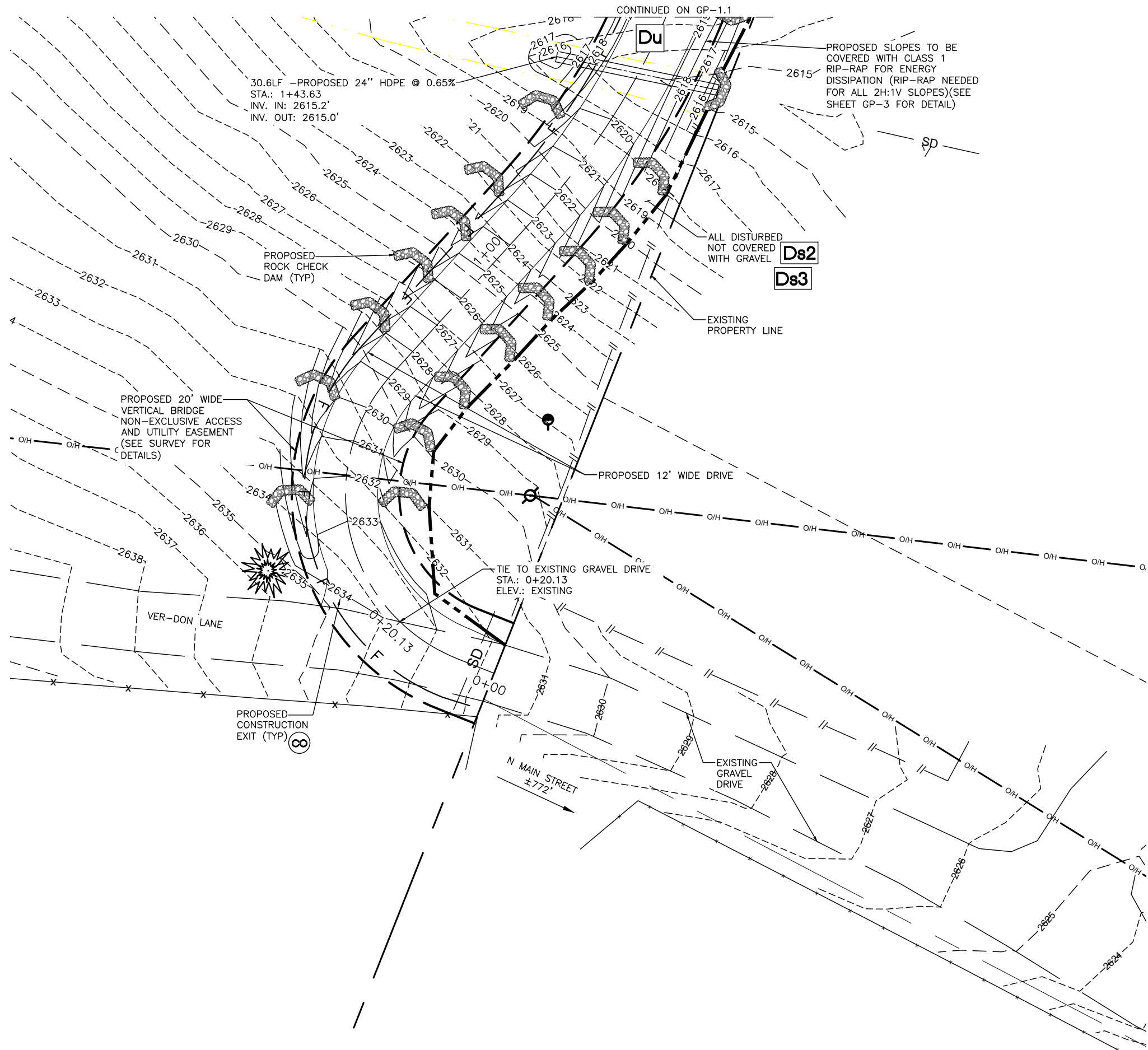


EXHIBIT G - SITE PLANS

AD

ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

verticalbridge

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SMW

ENGINEERING GROUP, INC.

TOGETHER PLANNING A BETTER TOMORROW

SMW #:

25-10393

DRAWN BY:

ELS

CHECKED BY:

VGD

REV	DATE	DESCRIPTION
A	07/28/2025	ISSUED FOR CLIENT REVIEW
B	07/30/2025	REVISED PER COMMENTS
C	09/17/2025	REVISED PER COMMENTS

09/17/2025

SITE NAME:
YREKA UNION
SITE #
US-CA-5965
FUZE PROJECT #:
17298242
SITE ADDRESS:
943 CA-263
YREKA, CA 96097
SISKIYOU COUNTY

SHEET TITLE

GRADING PLAN

SHEET NUMBER

GP-1

- Co** CONSTRUCTION EXIT – TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- Sdl** TYPE C SEDIMENT BARRIER – TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- Ds2** DISTURBED AREA STABILIZATION (TEMPORARY) – TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- Ds3** DISTURBED AREA STABILIZATION (PERMANENT) – TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS
- Du** DISTURBED AREA DUST CONTROL – TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

SUBJECT PROPERTY IS LOCATED IN PANEL #06093C1557D, DATED 01/19/2011 AND IN FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE

SMW ENGINEERING COMPLETED THE PROPOSED GRADING PLANS ONLY. SEE CONSTRUCTION DOCUMENTS, COMPLETED BY ASSURANCE DEVELOPMENT, FOR ADDITIONAL DESIGN PLANS.

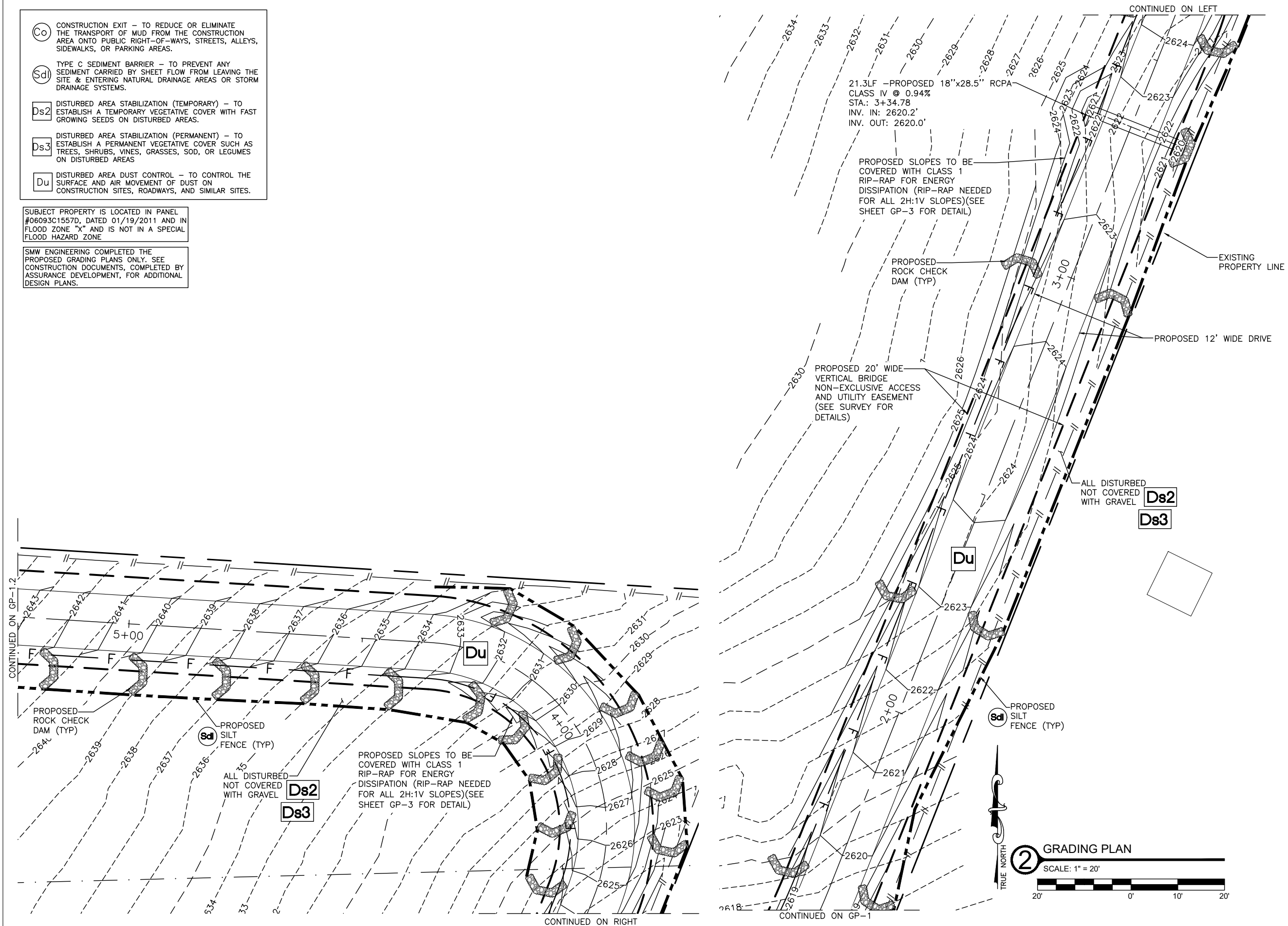


EXHIBIT G - SITE PLANS



AD
ASSURANCE
DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

verticalbridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367



SMW #: 25-10393

DRAWN BY: ELS
CHECKED BY: VGD

REV	DATE	DESCRIPTION
A	07/28/2025	ISSUED FOR CLIENT REVIEW
B	07/30/2025	REVISED PER COMMENTS
C	09/17/2025	REVISED PER COMMENTS

09/17/2025

SITE NAME:
YREKA UNION
SITE #
US-CA-5965
FUZE PROJECT #:
17298242
SITE ADDRESS:
943 CA-263
YREKA, CA 96097
SISKIYOU COUNTY

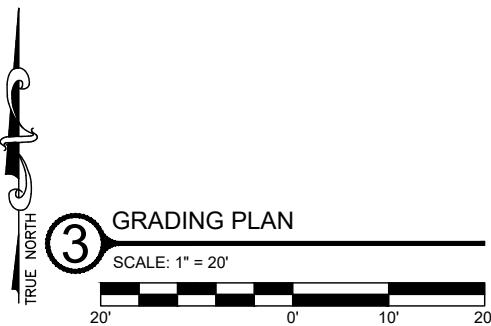
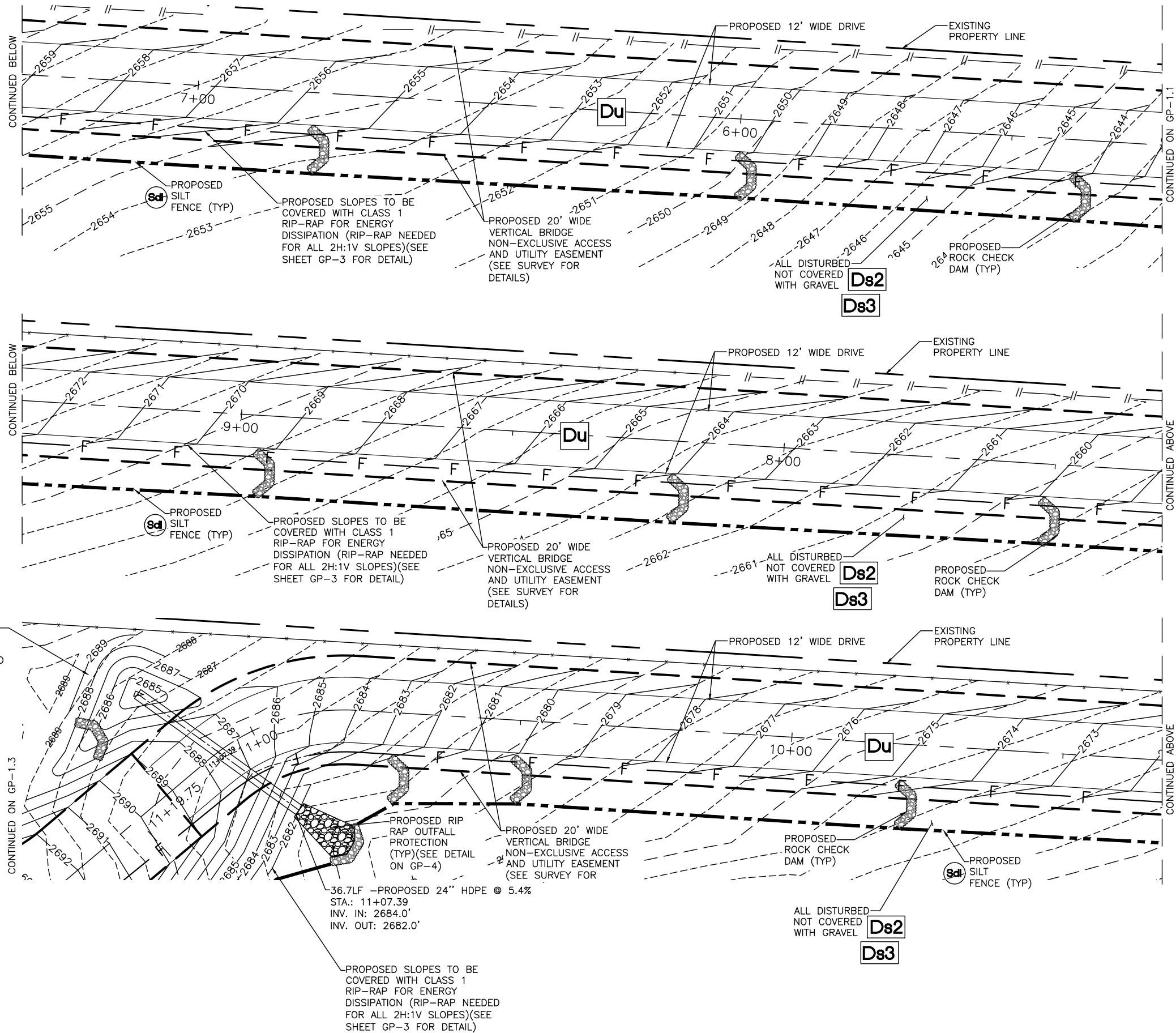
SHEET TITLE
GRADING PLAN

SHEET NUMBER
GP-1.1

- (Co) CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- (Sd) TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- (Ds2) DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- (Ds3) DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
- (Du) DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

SUBJECT PROPERTY IS LOCATED IN PANEL #06093C1557D, DATED 01/19/2011 AND IN FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE

SMW ENGINEERING COMPLETED THE PROPOSED GRADING PLANS ONLY. SEE CONSTRUCTION DOCUMENTS, COMPLETED BY ASSURANCE DEVELOPMENT, FOR ADDITIONAL DESIGN PLANS.



1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079



750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367



SMW #: 25-10393

DRAWN BY: ELS
CHECKED BY: VGD

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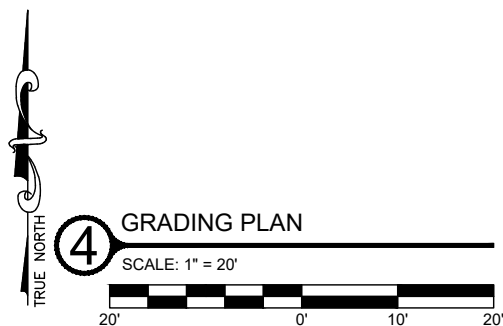
09/17/2025

SITE NAME:
YREKA UNION
SITE #
US-CA-5965
FUZE PROJECT #:
17298242
SITE ADDRESS:
943 CA-263
YREKA, CA 96097
SISKIYOU COUNTY

SHEET TITLE
GRADING PLAN

SHEET NUMBER
GP-1.2

- SMW ENGINEERING COMPLETED THE PROPOSED GRADING PLANS ONLY. SEE CONSTRUCTION DOCUMENTS, COMPLETED BY ASSURANCE DEVELOPMENT, FOR ADDITIONAL DESIGN PLANS.



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SOUTH PASADENA, CA | 91030
626.765.5079

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367



SNW
ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW

SMW #: 25-10393

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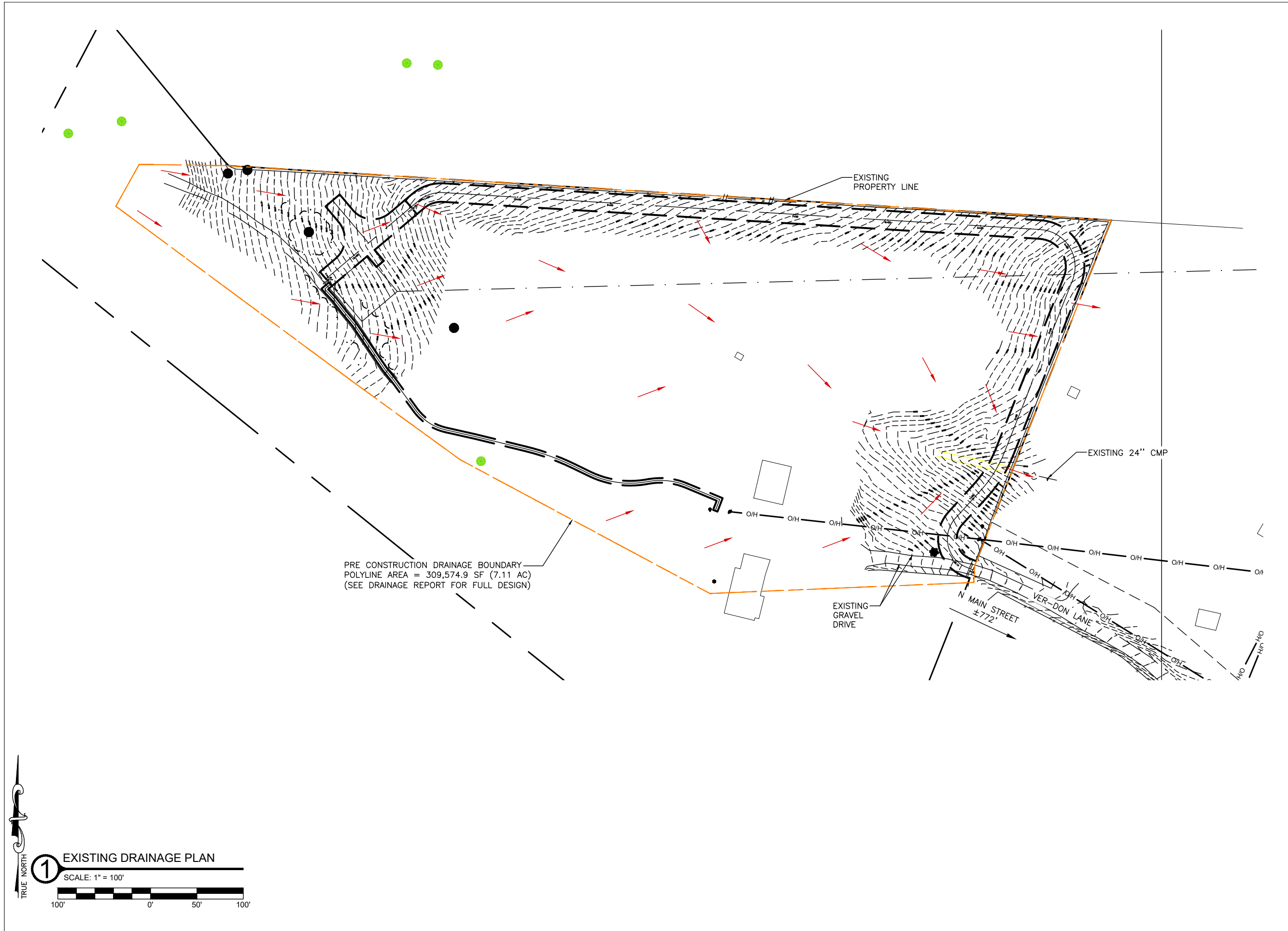
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SHEET TITLE

GRADING PLAN

SHEET NUMBER

GP-1.3



AD

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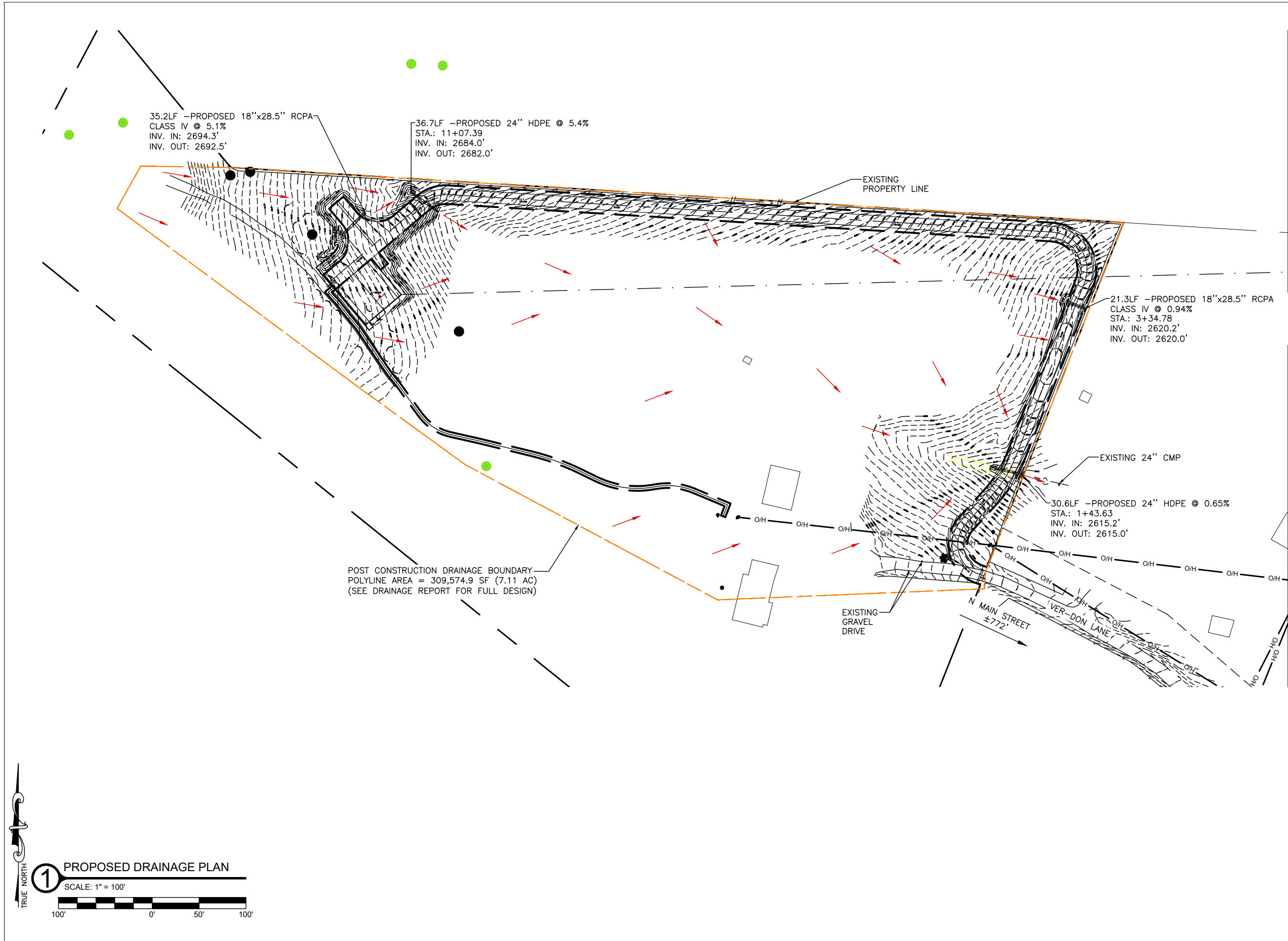
SHEET TITLE

DRAINAGE MAPS

SHEET NUMBER

DR-1

EXHIBIT G - SITE PLANS



AD
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DEVELOPMENT**
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SMW
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SMW #: 25-10393

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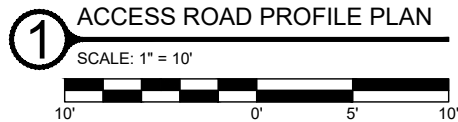
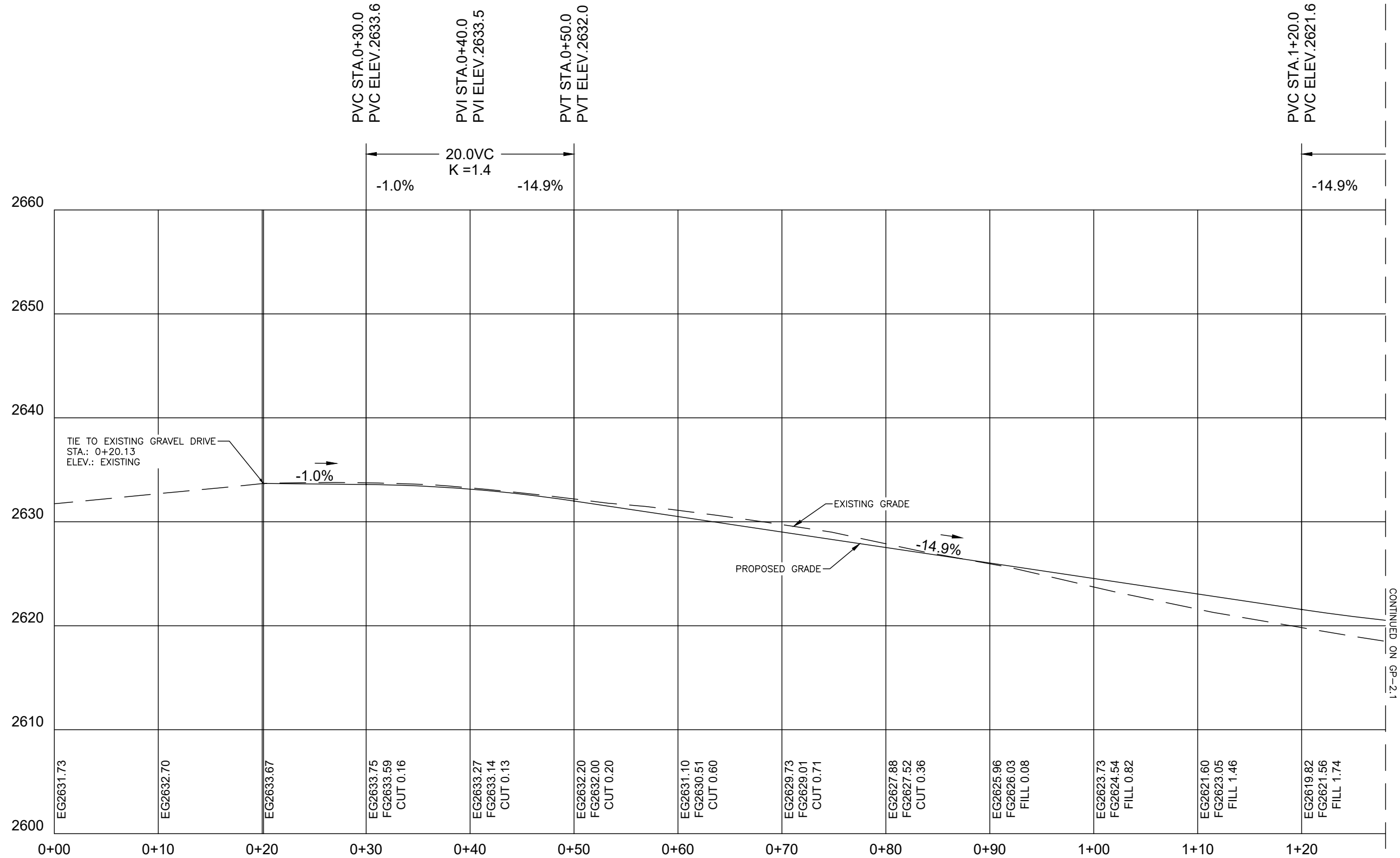
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SHEET TITLE
DRAINAGE MAPS

SHEET NUMBER
DR-2



AD
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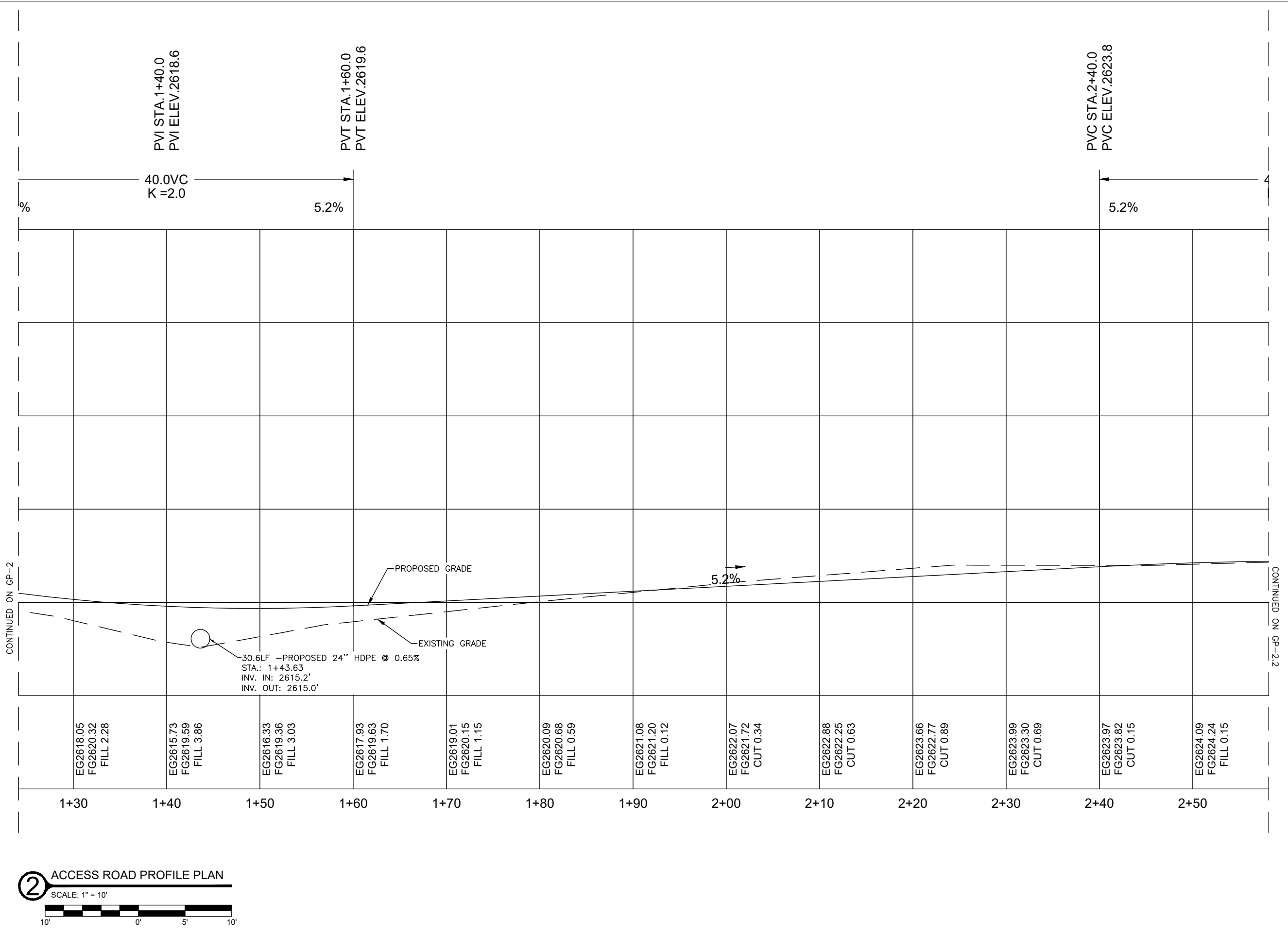
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SHEET TITLE
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2



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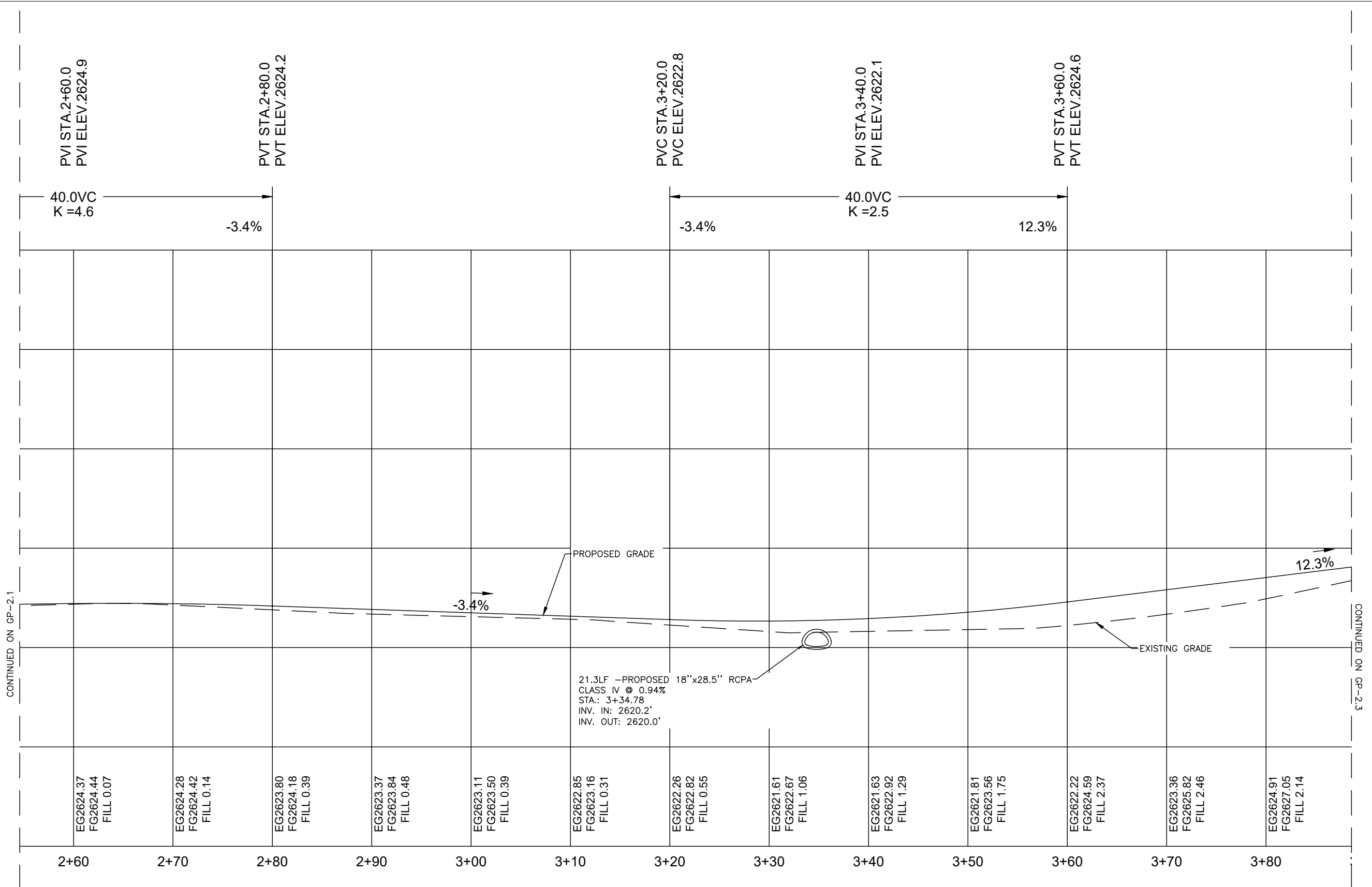
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SHEET TITLE
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.1

EXHIBIT G - SITE PLANS



CONTINUED ON GP-2.1

CONTINUED ON GP-2.3

3

ACCESS ROAD PROFILE PLAN

SCALE: 1" = 10'

10'

0'

5'

10'

AD

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SHEET TITLE

ACCESS ROAD
PROFILE PLAN

SHEET NUMBER

GP-2.2

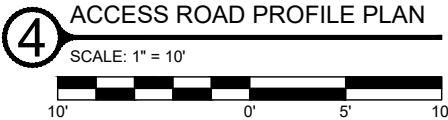
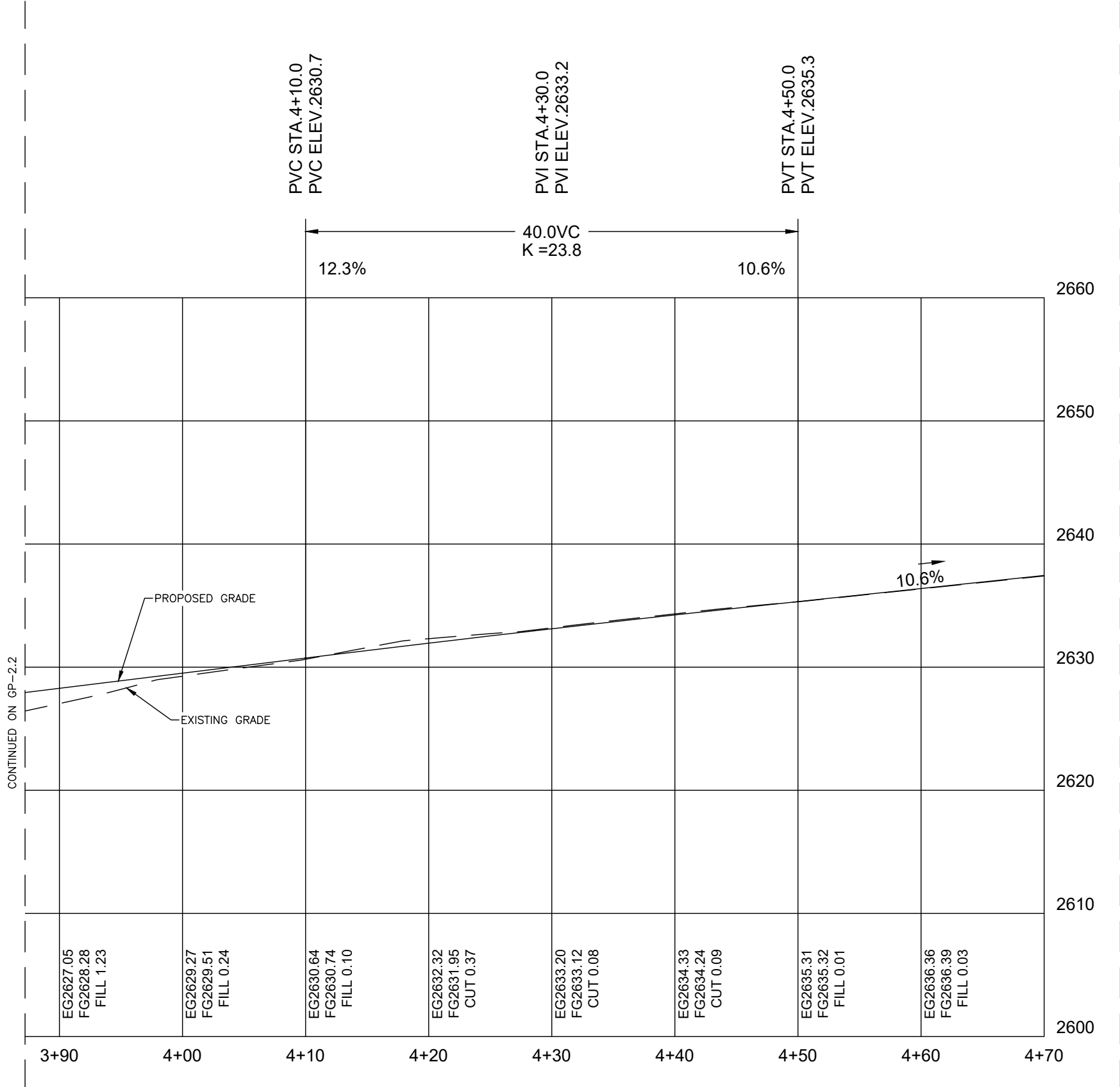


EXHIBIT G - SITE PLANS



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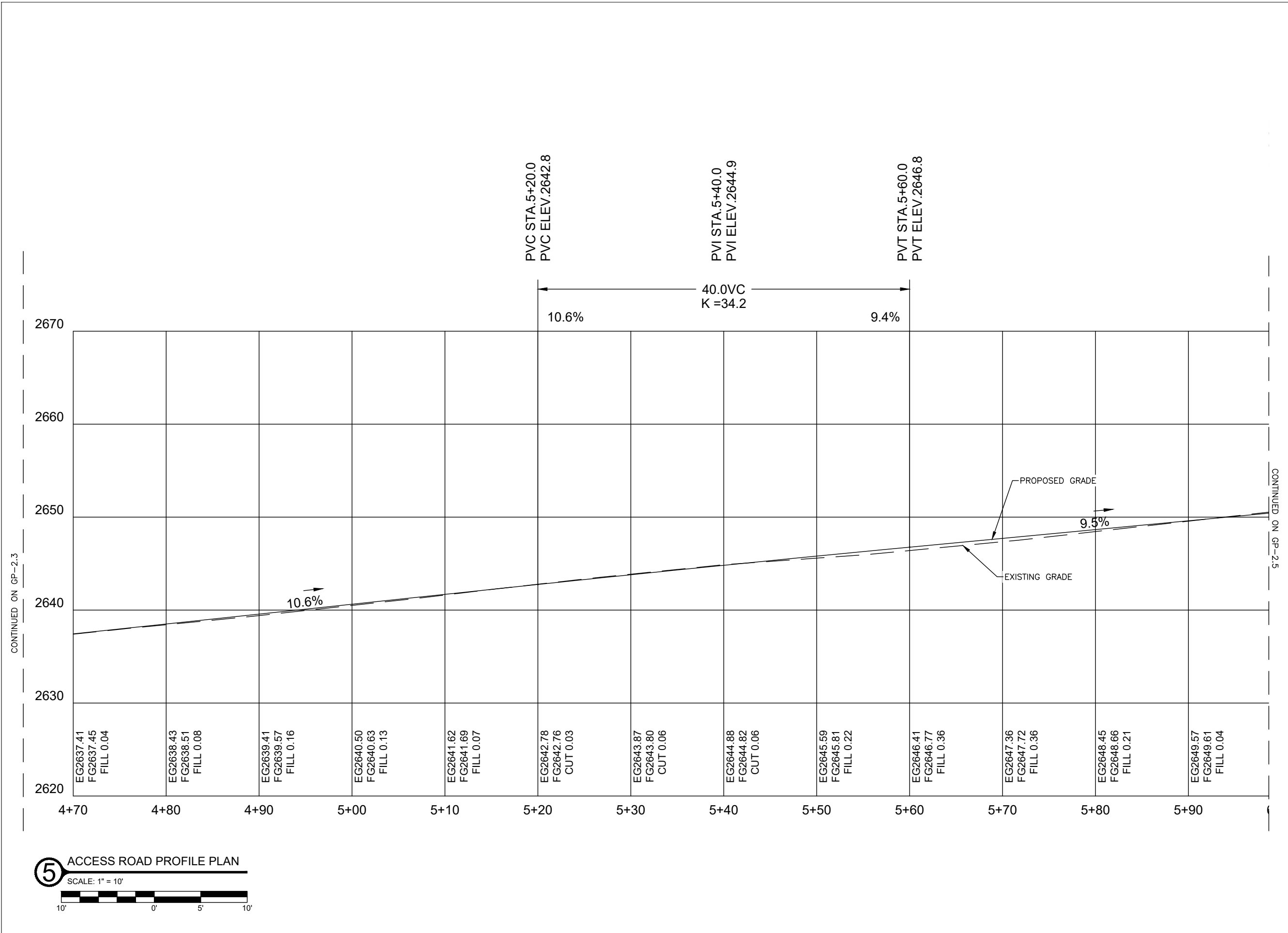
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SHEET TITLE
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.3



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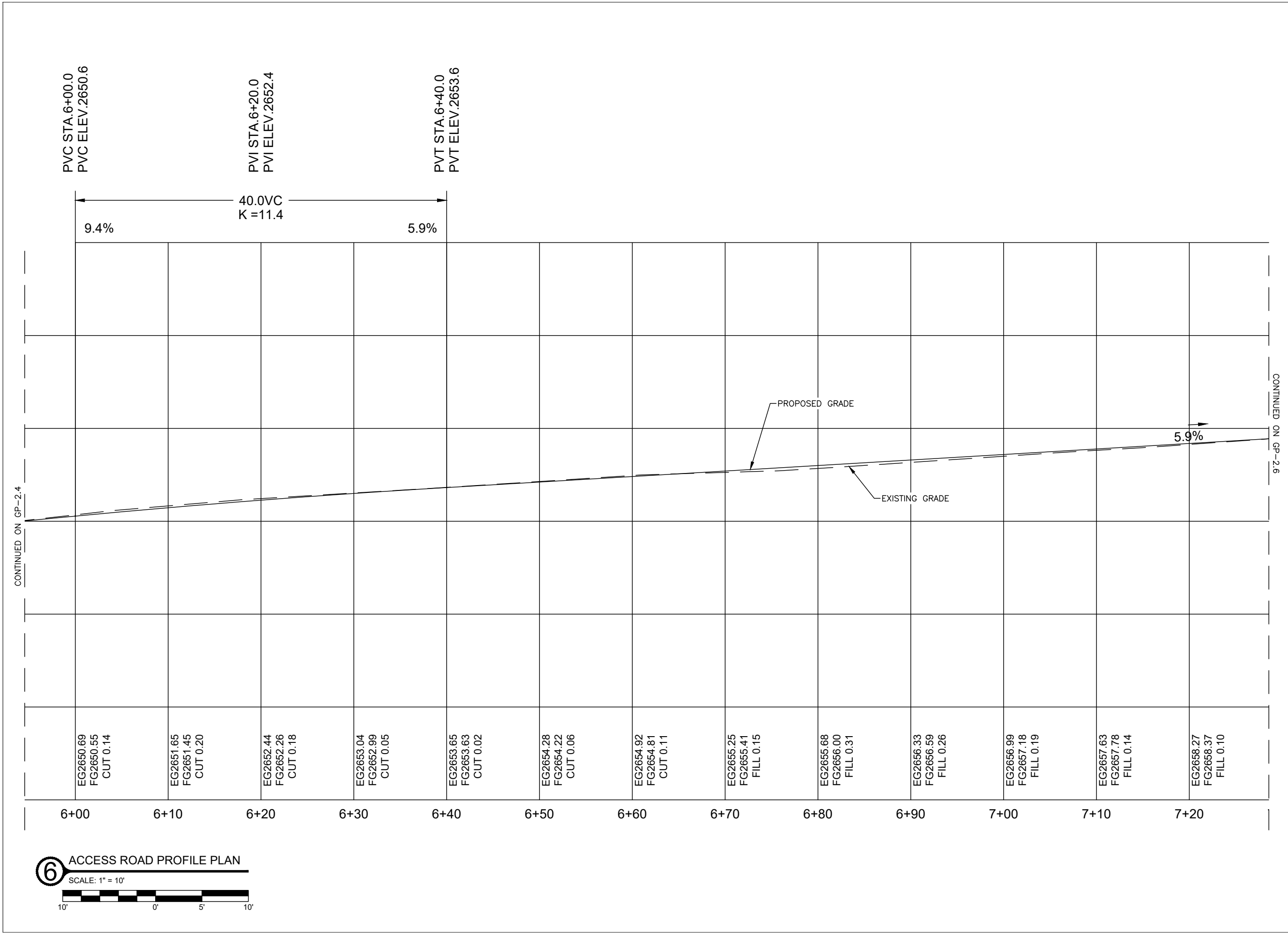
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SHEET TITLE
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.4

EXHIBIT G - SITE PLANS



AD

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SISKIYOU COUNTY

SHEET TITLE

ACCESS ROAD
PROFILE PLAN

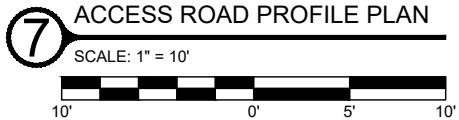
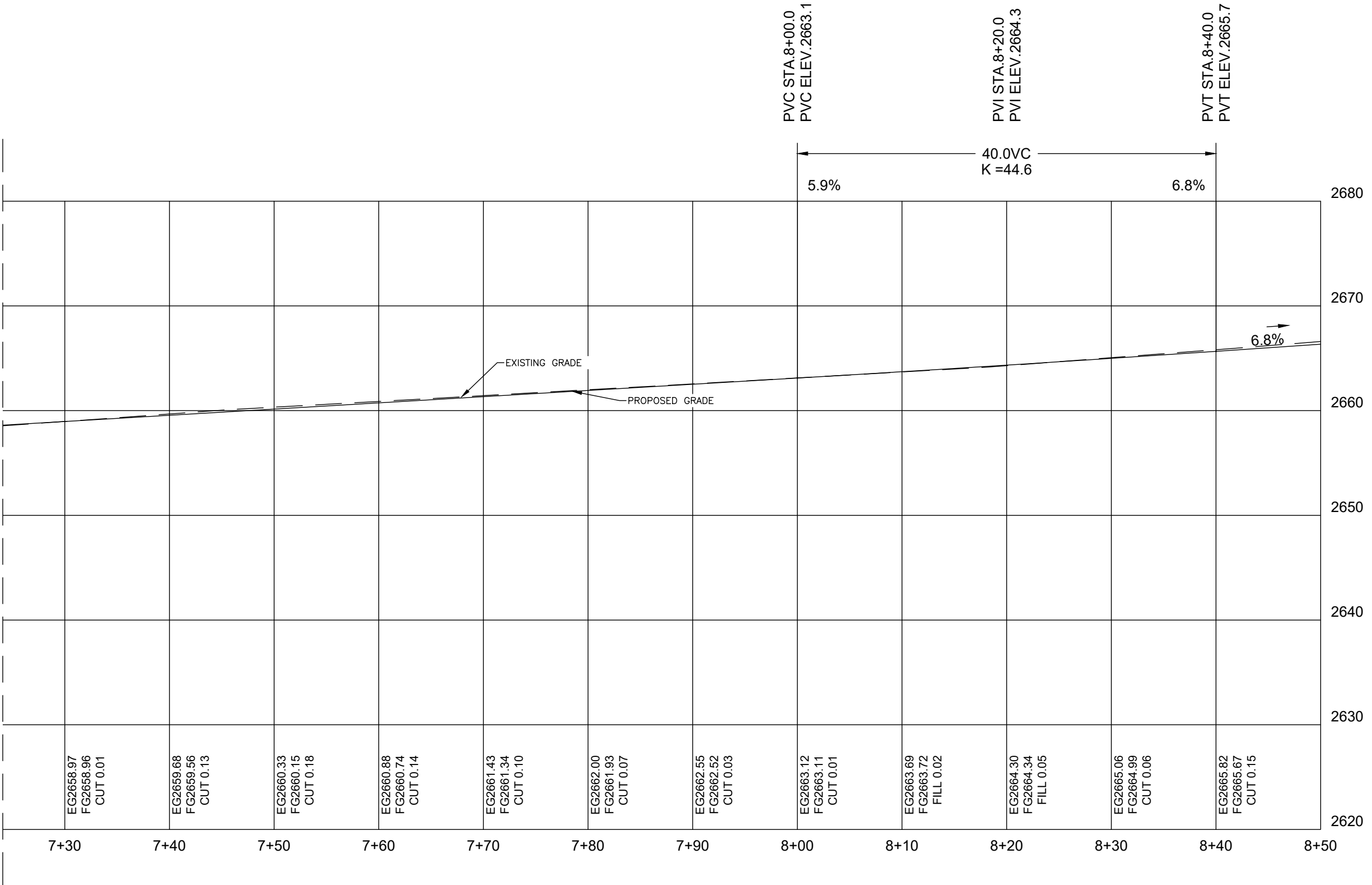
SHEET NUMBER

GP-2.5

EXHIBIT G - SITE PLANS

CONTINUED ON GP-2.5

CONTINUED ON GP-2.7



PVC STA. 8+00.0
PVC ELEV. 2663.1

5.9%

40.0VC
K = 44.6

6.8%

PVI STA. 8+20.0
PVI ELEV. 2664.3

PVT STA. 8+40.0
PVT ELEV. 2665.7



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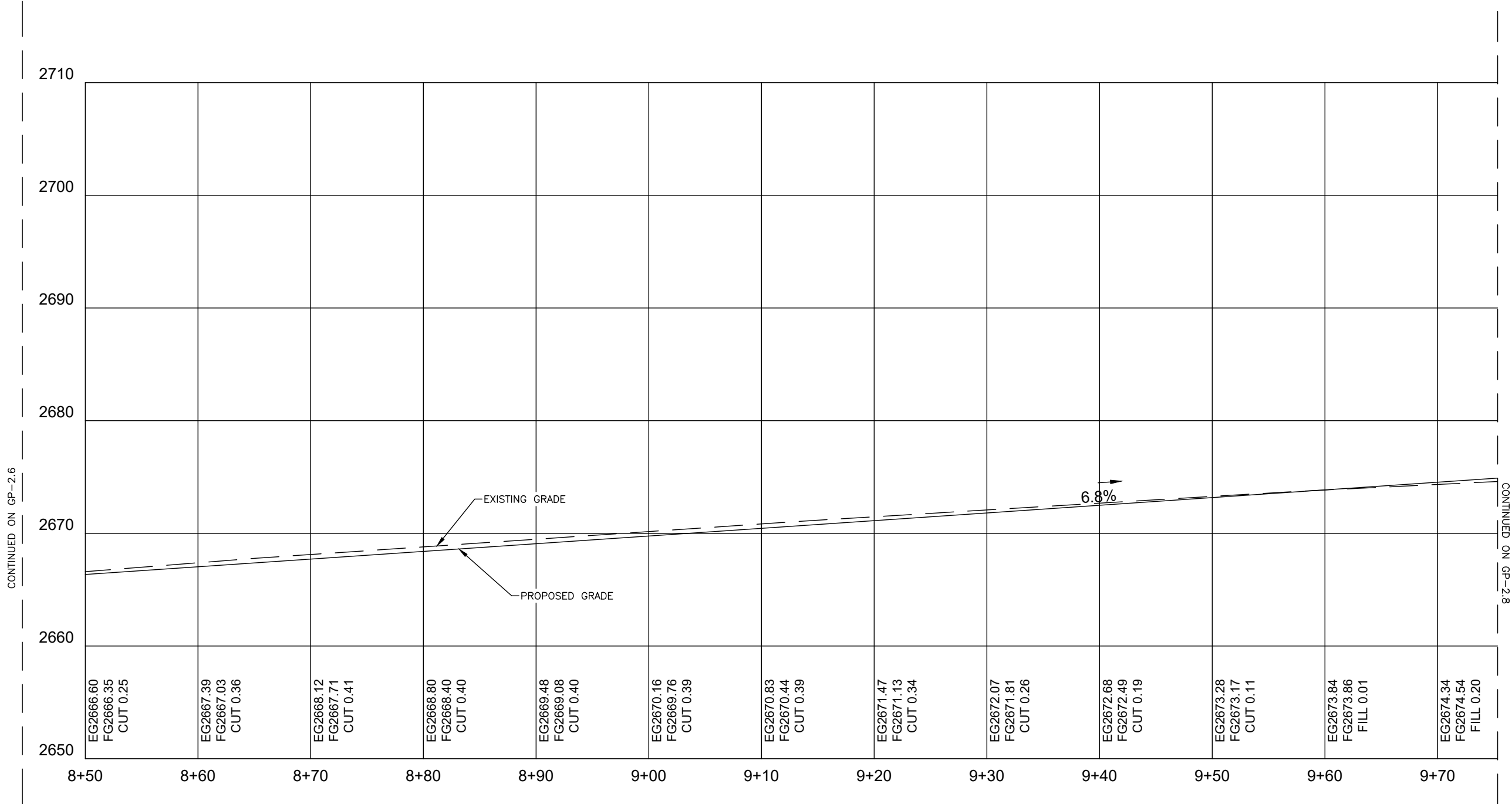
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YREKA, CA 96097
SISKIYOU COUNTY

SHEET TITLE
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.6



8

ACCESS ROAD PROFILE PLAN

SCALE: 1" = 10'

10'

0'

5'

10'



AD

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DEVELOPMENT

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verticalbridge

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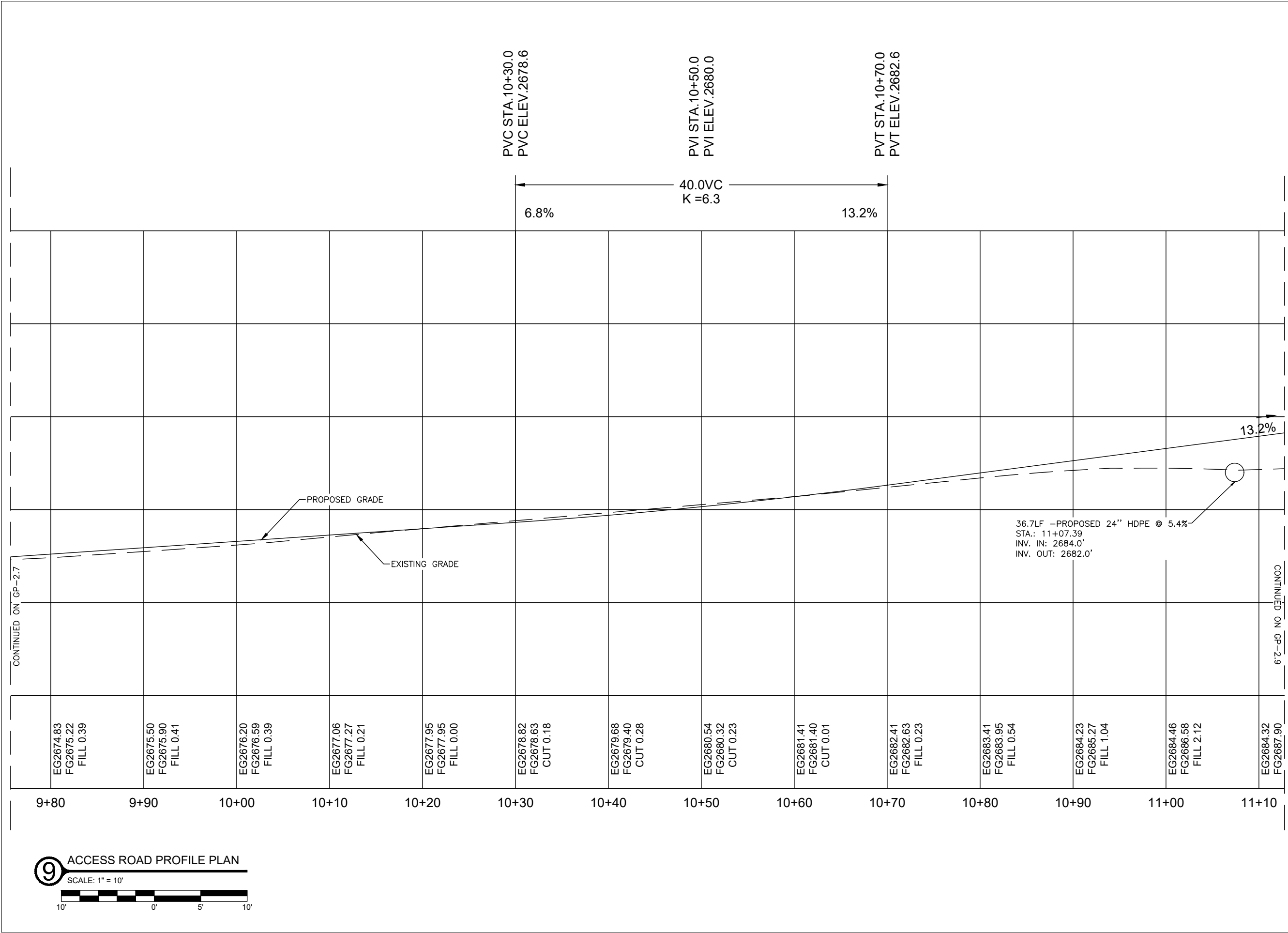
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YREKA, CA 96097
SISKIYOU COUNTY

SHEET TITLE
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.7



9

ACCESS ROAD PROFILE PLAN

SCALE: 1" = 10'

10'

0'

5'

10'

AD

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DEVELOPMENT

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SMW #:

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DRAWN BY:

EL S

CHECKED BY:

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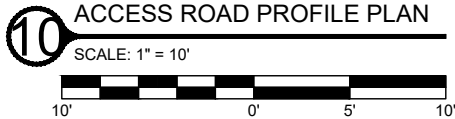
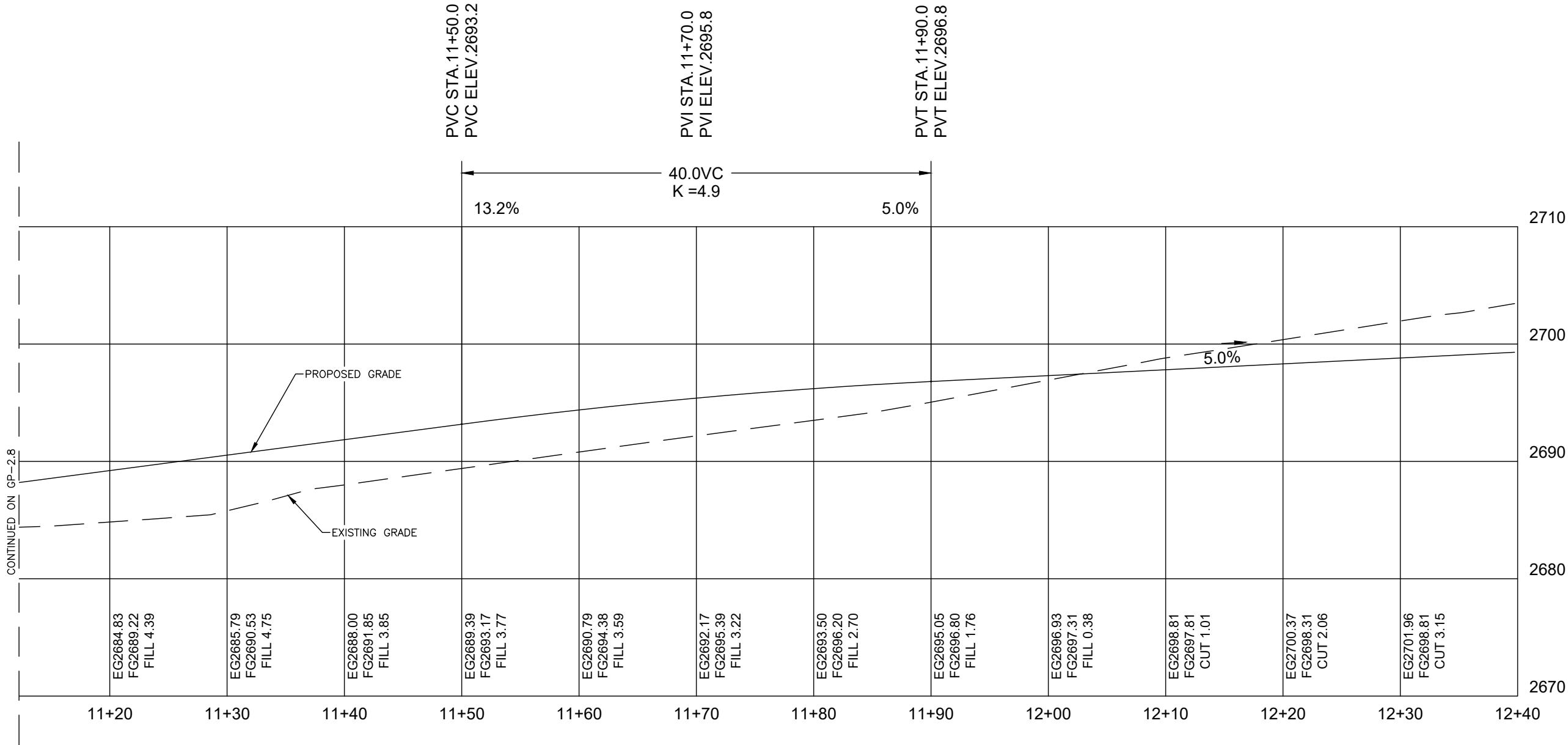
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SISKIYOU COUNTY

SHEET TITLE

ACCESS ROAD
PROFILE PLAN

SHEET NUMBER

GP-2.8



Volumes by Triangulation (Prisms)

Wed Jul 30 12:10:19 2025

Existing Surface: X:\2025 - TEXAS\25-10393 (ASSURANCE DEVELOPMENT - YREKA UNION HS - US-CA-5965) 1-A RAWLAND CELL TOWER CDS\Engineering - CDs\DRAWINGS\EX-GROUND.tin
Final Surface: X:\2025 - TEXAS\25-10393 (ASSURANCE DEVELOPMENT - YREKA UNION HS - US-CA-5965) 1-A RAWLAND CELL TOWER CDS\Engineering - CDs\DRAWINGS\proposed2.tin
Cut Area (SF) Cut Volume (CF) Cut Volume (CY) FILL Area (SF) Fill Volume (CF) Fill Volume (CY) Total Area (SF) Cut to Fill Ratio
15483.5 14303.0 529.7 14785.3 18878.1 699.2 30268.9 0.76



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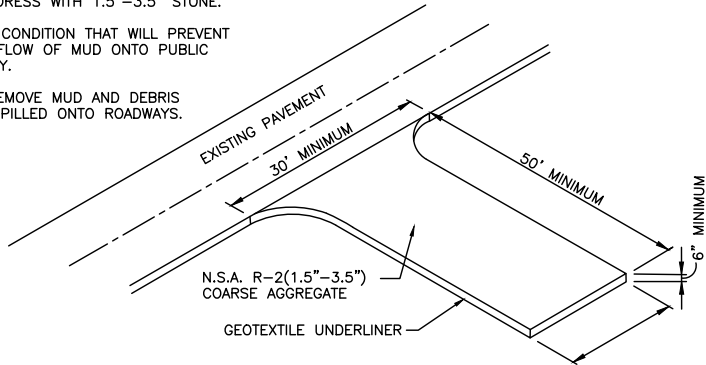
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SHEET TITLE
ACCESS ROAD
PROFILE PLAN

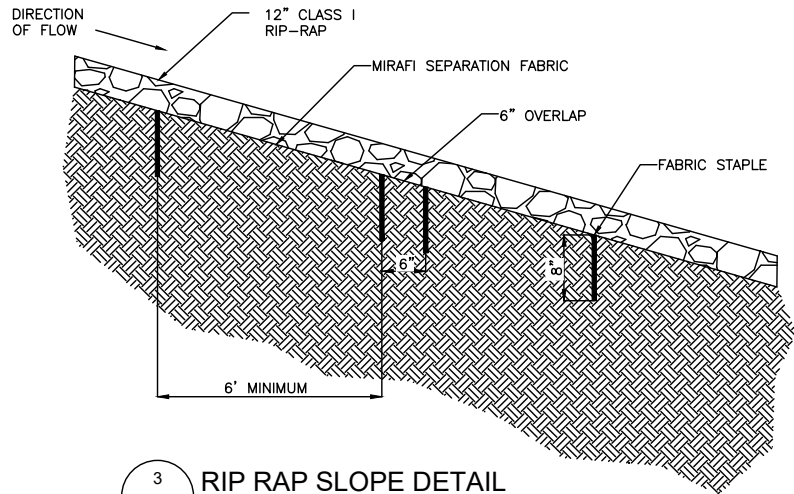
SHEET NUMBER
GP-2.9

- MAINTENANCE:
1. PERIODICALLY DRESS WITH 1.5"–3.5" STONE.
 2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
 3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.

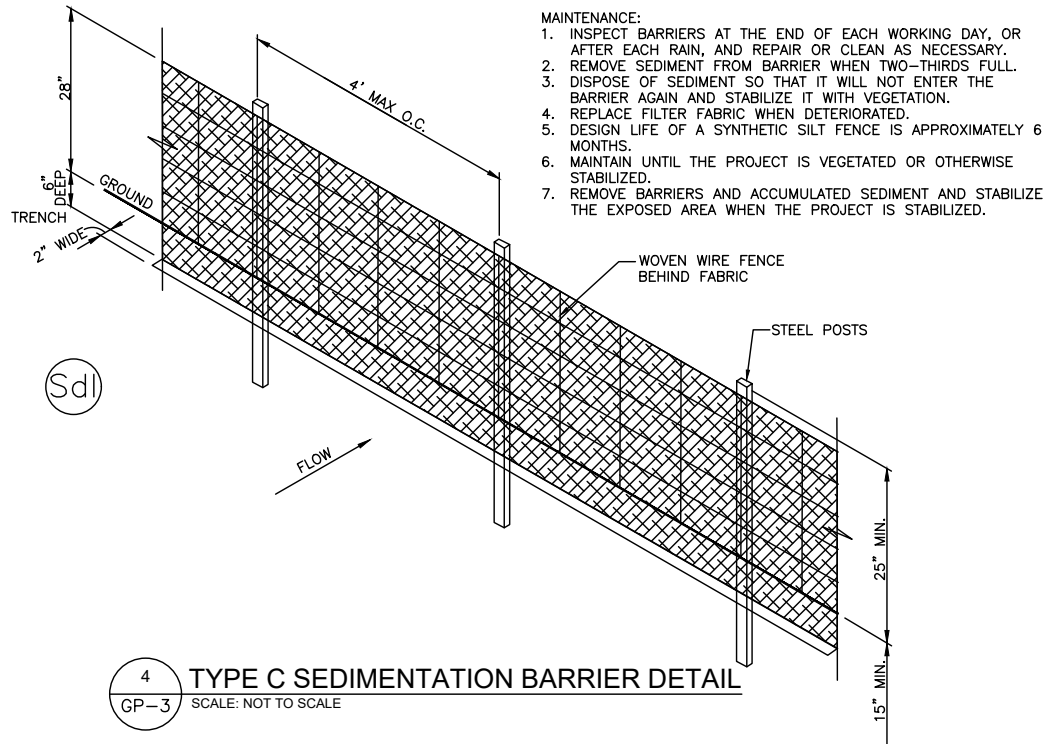
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1
GP-3
CONSTRUCTION EXIT DETAIL
SCALE: NOT TO SCALE



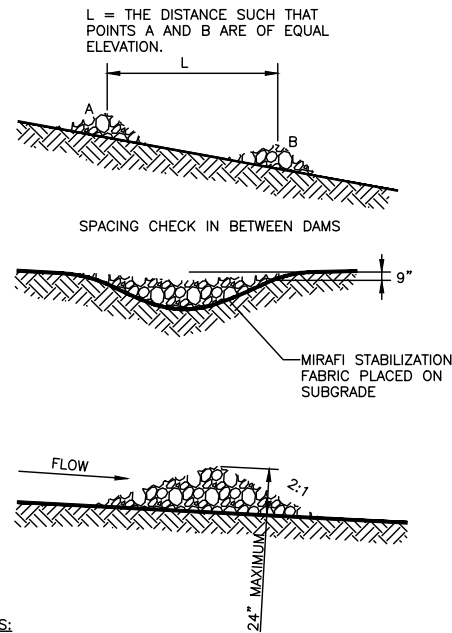
3
GP-3
RIP RAP SLOPE DETAIL
SCALE: NOT TO SCALE



- MAINTENANCE:
1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
 2. REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.
 3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
 4. REPLACE FILTER FABRIC WHEN DETERIORATED.
 5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
 6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
 7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

4
GP-3
TYPE C SEDIMENTATION BARRIER DETAIL
SCALE: NOT TO SCALE

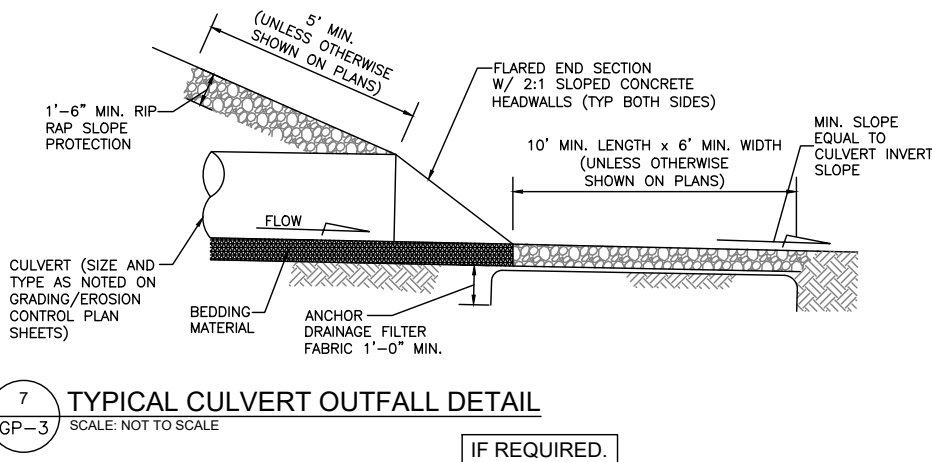
Cd



NOTES:

1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 – 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF PROJECT.

6
GP-3
CHECK DAM DETAIL
SCALE: NOT TO SCALE



7
GP-3
TYPICAL CULVERT OUTFALL DETAIL
SCALE: NOT TO SCALE

IF REQUIRED.

AD
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SISKIYOU COUNTY

SHEET TITLE
GRADING & EROSION
CONTROL DETAILS

SHEET NUMBER

GP-3

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM, SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP:GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED , AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER,ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF HE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD EITHER BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 2:1)

AGRICULTURAL LIMESTONE #15	4000 LBS/ACRE
FERTILIZE, 5-10-15	1500 LBS/ACRE
MULCH (STRAY OR HAY)	5000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
CALIFORNIA POPPY	40 LBS	3/1-6/15
CALIFORNIA FESCUE	40 LBS	9/1-10/31
MEADOW BARLEY	40 LBS	11/1-2/28
GIANT WILDRYE	60 LBS	6/15-8/31
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE

Ds2 DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)



ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079



750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367



SMW #: 25-10393

DRAWN BY: ELS

CHECKED BY: VGD

REV	DATE	DESCRIPTION
A	07/28/2025	ISSUED FOR CLIENT REVIEW
B	07/30/2025	REVISED PER COMMENTS
C	09/17/2025	REVISED PER COMMENTS

09/17/2025

SITE NAME:
YREKA UNION
SITE #
US-CA-5965
FUZE PROJECT #:
17298242
SITE ADDRESS:
943 CA-263
YREKA, CA 96097
SISKIYOU COUNTY

SHEET TITLE
GRADING, SEDIMENT &
EROSION CONTROL
VEGETATION SPECS

SHEET NUMBER

GP-4