



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: September 7, 2017
TO: Tehama County Planning Commission
FROM: Kristen Maze, Director of Planning
SUBJECT: **USE PERMIT #17-03 AT&T; RED BANK ROAD**

PROJECT DESCRIPTION:

To establish a 150' telecommunications tower. With the aesthetic addition of a faux windmill, the tower height will be 167'. Associated equipment includes a propane generator, equipment shelter, entire tower, and an enclosed 6' fence. The proposed project is located in an AG-1 (Upland Agriculture) Zoning District/ Upland Agriculture General Plan designation.

LOCATION:

The project is located within the west Red Bluff area about 2000 feet south of the Ridge Road/Red Bank Road intersection. The property is accessed from Red Bank Road at 15950 Red Bank Road, Red Bluff.

APN:

025-190-026.

GENERAL PLAN:

UA; Upland Agriculture.

ZONING:

AG-1; Agricultural/Upland District.

PROJECT SIZE:

A 45'X30' area within a parcel totaling approximately 8 acres.

APPLICANT:

AT&T (Agent: Sara King)
PO Box 6043
Folsom, CA 95763

PROPERTY OWNER:

Steve Williams
15950 Red Bank Road
Red Bluff, CA 96080

BACKGROUND:

The applicants are seeking approval of a Use Permit to construct a 167’ faux windmill tower with associated telecommunications equipment. The parcel currently has a single family residence and several outbuildings. The proposed cell tower is within a 45’ X 30’ leased area within the parcel.

SURROUNDING LAND USES:

The site is located on the east side of Red Bank Road approximately 10 miles west of the City of Red Bluff. The northern portion of the site is relatively flat and slightly slopes to the east and away from Red Bank Road. There are several existing structures on the property including a single family dwelling, outbuildings, a well and leach field. The site has oak trees as well as annual grasses. To the south are agricultural uses, residential uses and orchards. To the north and east are agricultural uses, residential uses and Red Bank Creek. To the west are agricultural uses and residential homes. The cell tower is proposed as a faux windmill in order to blend in with the surrounding land uses. The current Zoning, General Plan Land Use Designations, and current land uses are provided below:

General Plan, Zoning, and Land Use Table

Direction	General Plan	Zoning	Current Land Use
North	Upland Agriculture	AG-1	Agriculture/Single Family Residence/Red Bank Creek
South	Upland Agriculture	AG-1	Agriculture/Single Family Residence/Orchards
East	Upland Agriculture	AG-1	Agriculture/Single Family Residence/Red Bank Creek
West	Upland Agriculture	AG-1	Agriculture/Single Family Residence

ENVIRONMENTAL ASSESSMENT:

The Tehama County Planning Department determined that the proposed Use Permit would not have any significant impacts on the environment with the incorporation of three mitigation measures (found in Attachment C Conditions/Mitigations) and would not substantially increase the demand for County services. Planning staff evaluated the proposed project based on the use of the Tehama County Environmental Impact Check list. Therefore, a proposed notice of intent to adopt a Mitigated Negative Declaration was circulated for public review and comments from July 11, 2017 to August 14, 2017 (**Mitigated Negative Declaration Attachment G**).

ANALYSIS:

Application

An application was submitted for a Use Permit to establish a 167’ faux windmill telecommunications tower in the AG-1 Zone District which requires approval of a Use Permit by the Tehama County Planning Commission. The site currently has a single family residence and several outbuildings which will not interfere with the proposed cell tower.

Site Plan

The facility includes a 150’ telecommunications tower. With the aesthetic addition of a faux windmill, the tower height will be 167’. Associated equipment includes a propane generator, equipment shelter, entire tower, and an enclosed 6’ fence. This will be within a 45’ X 30’ leased area within the existing parcel.

Public Comments/Concerns

The Planning Department has received one phone call from a surrounding neighbor in support of the project. The neighbor was excited about the capability of having internet service available to their home.

Consistency with Surrounding Vicinity

The current character and land uses in the area are predominately single family homes, orchards and agricultural related land uses. The request of the applicant would not disrupt the consistency in characteristic of the area, nor cause adverse impact to adjacent uses or interfere with agricultural activities. The cell tower is proposed as a faux windmill to blend in with the surrounding agricultural land uses.

RECOMMENDATION:

The project is consistent with the Tehama County General Plan Land Use Policies. In addition, the project meets the Tehama County Code requirements. Therefore, staff recommends the Planning Commission approve Use Permit #17-03 with attached Findings and Conditions of Approval as contained in this staff report.

ACTIONS:

- A. Move to adopt the Mitigated Negative Declaration for the proposed Use Permit #17-03 and approve the CEQA findings within Attachment B; and**
- B. Move to approve Use Permit #17-03 subject to the Findings and Conditions attached hereto.**

ATTACHMENTS

VICINITY MAP	A
FINDINGS	B
CONDITIONS/MITIGATIONS	C
PHOTO SIMULATIONS	D
COVERAGE STUDY	E
SITE PLAN	F
MITIGATED NEGATIVE DECLARATION	G