

ASSESSOR PARCEL NUMBER 004-030-024 / ADDRESS – 1006 POWERLINE ROAD (ASSIGNED BY THE COUNTY GIS DEPARTMENT, EFFECTIVE

4/1/25) – ZONED TIMBER LAND PRODUCTION ZONE (“TPZ”) / RED ARROW POINTS TO APPROXIMATE LOCATION OF CELL TOWER

PARCEL OWNER – Sierra Pacific Land and Timber Company (Redding / Anderson, CA)
GROUND LAND LEASE – assigned over to Vertical Bridge (Delray Beach, FL) with subsidiary The Towers of California, LLC in early 2025; original ground lease was with Alltel Corporation d/b/a Verizon

CELL TOWER OWNER – Vertical Bridge (Delray Beach, FL) with subsidiary The Towers of California, LLC

BUILDING PERMIT APPLICANT / ANCHOR TENANT ON CELL TOWER – Verizon Wireless (Walnut Creek, CA)

LEASING MANAGER/ZONING MANAGER – Sequoia Development Services, Inc. (Lake Forest, CA)

A&E PROJECT MANAGER – All States Engineering & Surveying (Lake Forest, CA)

CONTRACTOR – JFC Construction Inc. (Martinez, CA)

BUILDING PERMIT RECEIVED – 4/9/2024

BUILDING PERMIT NO. 24-289 (approved by Planning Department on 6/5/24 and Building Department on 6/8/24)

BUILDING PERMIT ISSUED – 8/5/2025

PLANNING AND BUILDING SERVICES
COUNTY OF PLUMAS

Quincy Office: 530-283-7011, 283-6001
555 Main Street, Quincy CA 95971
Chester Office: 530-258-2108
PO Box 545 (222 1st Ave.) Chester CA 96020

OWNER: SIERRA PACIFIC INDUSTRIES/
P.O BOX 496028
REDDING, CA 96049

CONTRACTOR: JFC CONSTRUCTION INC

JOB-SITE:
1006 POWERLINE ROAD GREENVILLE

Type of Permit: Building

Permit No: 24-00289

Prepaid Inspections:

Home: (530) 378-8149
Bus. Phone:
FAX No: GBLANC@SPI-IND.COM

Bus. Phone: (925) 228-0924
Parcel No. 004-030-024

THIS PERMIT IS LIMITED TO THE FOLLOWING CONSTRUCTION ACTIVITY

Fee Code	Mod	Description	Group-Div	Type	Const	Sq-Ft.
41.0		LATTICE CELL TOWER				
3.0		WOOD ENCLOSURE 30X30				900
21.1		GENERATOR DIESEL 30KW W/SUB BASE				
21.1		400 METER BANK W 200 METER				
41.0		SURGE SUPPRESSORS				
49.0		Construction Activity Fee				
41.0		Extension til 11/7/2025 fee				
50.1		SMIP Fee				
50.2		Building Standards Fee				

INSPECTION INSTRUCTIONS:

1. Call the Planning and Building Services Inspection Office serving your area to request your inspections. NOTE: allow 24-48 hours minimum advance notice.
2. Maintain all applicable setbacks per the APPROVED Plot Plan.
3. Locate and flag all property corners and post physical address at street.
4. Maintain APPROVED building plans and inspection record at jobsite.
5. Each required inspection must be performed and PASSED before construction can continue. Unauthorized construction may result in penalties.

REVISION INSTRUCTIONS:

6. Changes to the APPROVED plans must be submitted in writing to the Planning and Building Services Inspection Office serving your area AND APPROVED prior to implementing. NOTE: Additional fees may apply.

EXPIRATION INFORMATION:

7. This permit shall not expire provided construction activity is not abandoned or suspended for any 6 month period, and all construction activity is validated by inspection.

CERTIFICATE OF OCCUPANCY OR NOTICE OF COMPLETION INFORMATION:

8. A certificate of Occupancy is required for any occupiable building or structure prior to taking occupancy. PCC Sec 8-1.05, CBC 109.1
9. Property owners with septic tanks WILL NOT be granted a Certificate of Occupancy until the accurate location of the septic is identified and measured.

PLUMAS COUNTY PLANNING AND BUILDING SERVICES

By

Date 08/05/2025

Plumas County Building Department

555 Main Street, Quincy, CA 95971

Phone: (530) 283-7011

Fax: (530) 283-6134

www.plumascounty.us



Description of All Work to Be Performed

Permit Name: Verizon Wireless: Hwy 89 Greenville

Directions: On the lines below clearly and completely describe all work that will be performed under the scope of the permit. Use additional sheets if necessary to explain thoroughly each type of work.

Proposed Verizon Wireless unmanned cell-site facility. New 30'x30' wood fence enclosure and 200' high lattice tower.

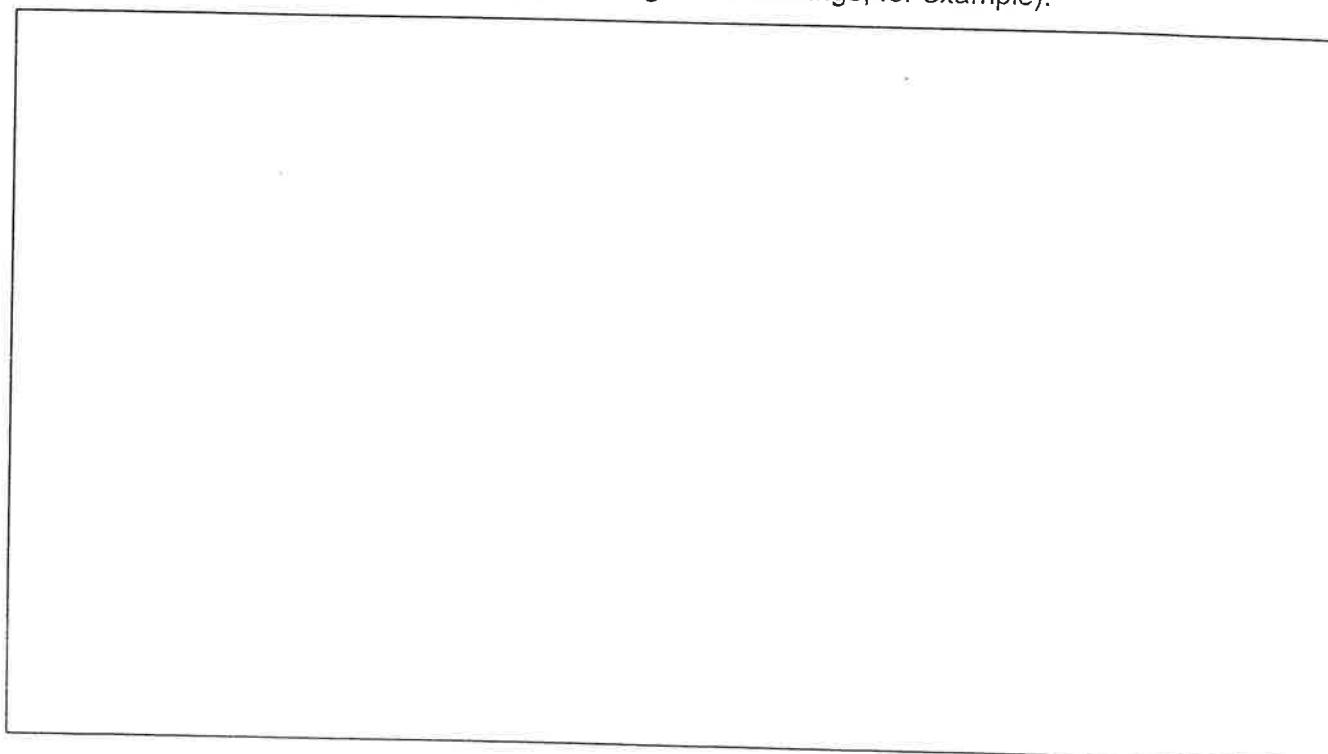
Install (9) new antennas, (6) new radios, (2) new MW antennas, (4) surge suppressors, (3) new equipment cabinets,

(1) new diesel generator with 200-gallon sub-base tank, (1) new ILC panel, (1) new telco panel, (1) new GPS,

(4) new service lights with manual timer switch, (1) 400A meter bank with 200A VZW meter and related conduits.

Use the space below as needed to draw a simple diagram or sketch to help clarify the proposed work.

(Use this space for simple Electrical upgrades single line drawings, for example).



APN

001-030-024

PROPOSED VZW 15'W GRAVEL
ACCESS ROAD FROM (E) DIRT
ROAD (APPROX. 125')

PROPOSED VZW
NON-EXCLUSIVE
TECH. PARKING

PROPERTY LINE

SECTOR "A"
AZIMUTH
@ 80°

(P) VZW LEASE AREA
30'-0"

PROPOSED VZW 199'H
CO-LOCATABLE LATTICE TOWER

PROPOSED VZW 30'X30'
(900 SF. FT.) LEASE
EQUIPMENT AREA

7

7

7

(E) LANDSCAPE, TO BE
REMOVED TO CLEARED
FOR NEW SITE BUILD

1
A-3

(P) VZW LEASE AREA
30'-0"

1
A-5

PROPERTY LINE

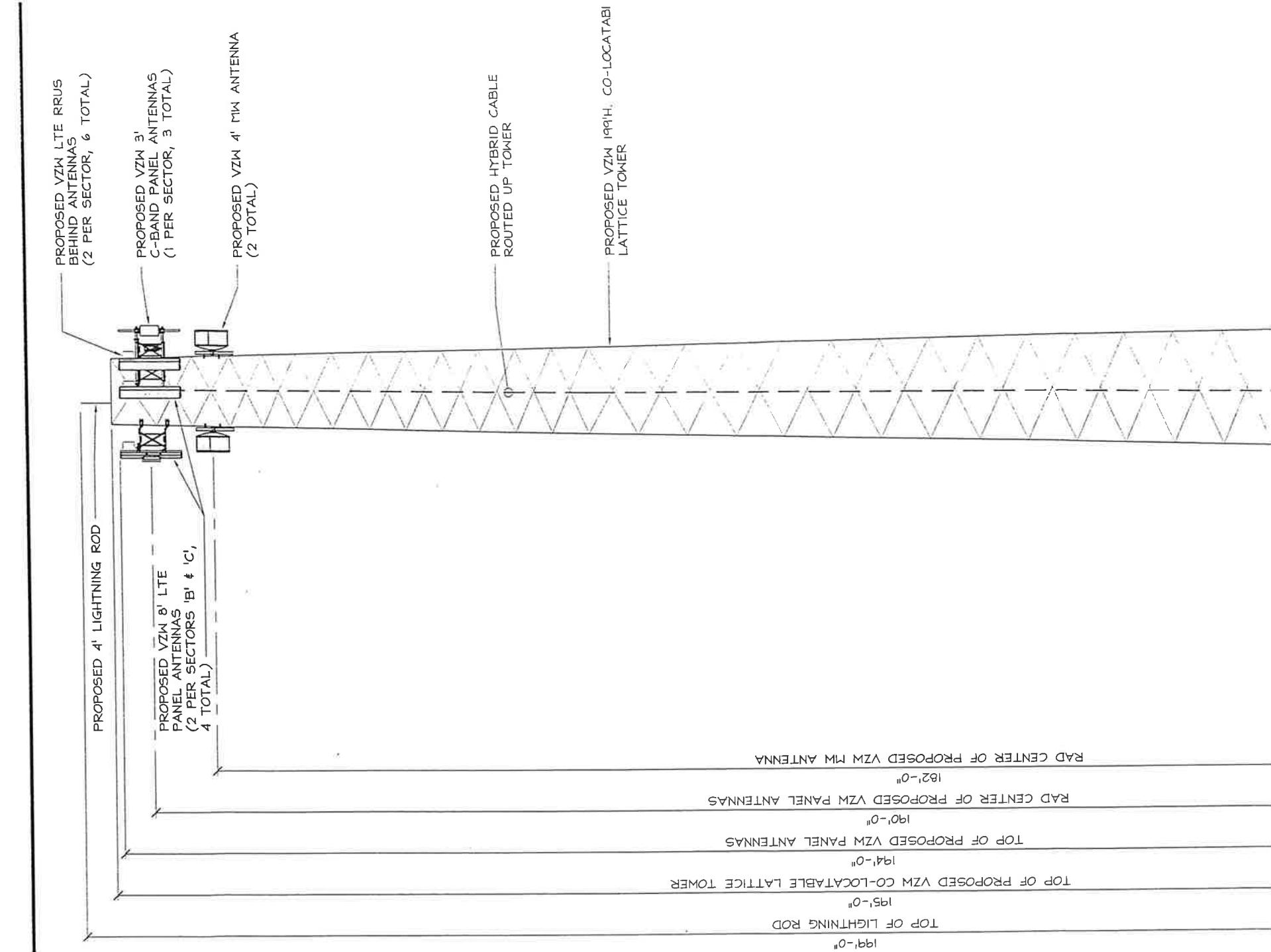
PROPERTY LINE

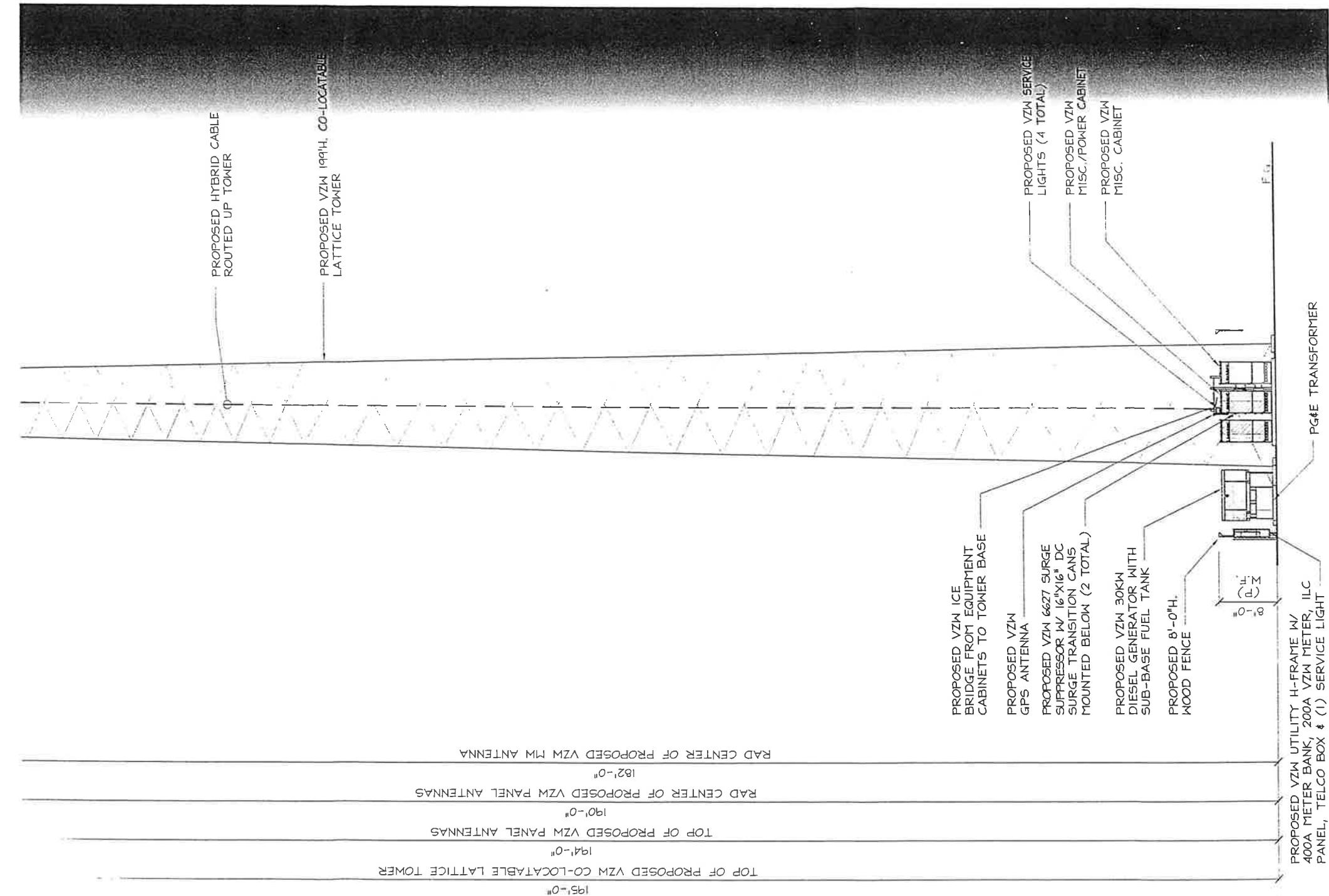
APN

001-270-016

PROPERTY LINE

7
D-2





Standby Power Rating
30 kW, 38 kVA, 60 Hz



*Assembled in the USA using
domestic and foreign parts

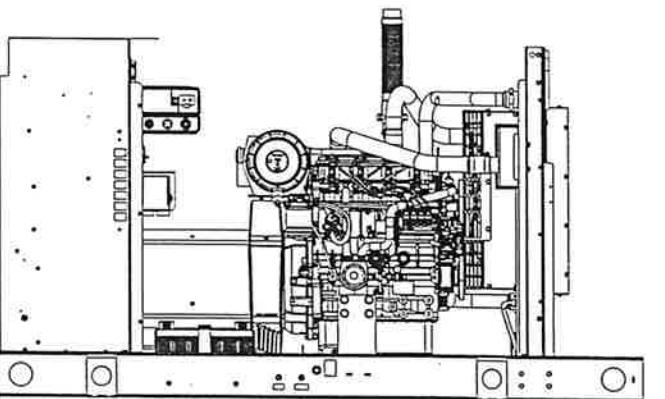


Image used for illustration purposes only

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.



UL2200, UL6200, UL1236, UL489



CSA C22.2, ULC S601



BS5514 and DIN 6271



SAE J1349



NFPA 37, 70, 99, 110



NEC700, 701, 702, 708



NEMA ICS10, MG1, 250, ICS6,
AB1



ANSI C62.41

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

PLUMAS COUNTY BUILDING DEPARTMENT INSPECTION RECORD

Quincy Office: (530) 263-7011

Inspection Request Line: (530) 263-6001

Please provide the following

information when calling for inspection requests:

Permit Number • Applicant Name • Address / Location

Type of Inspection • Date Inspection Requested

This card must be posted in a conspicuous place
on the premises until final approval has been
granted by the Building Official. The approved set
of building plans must always be on the job.
Projects must be inspected a maximum of 180 days
between inspections.

TYPE OF INSPECTION DATE INSPECTOR

MANDATORY APPROVALS

Kit Pour Fnd.	8-28-25
Kit Pour Slab	
Kit Pour Stem Wall / ES	
Kit Cover Underfloor	
Kit Roof	
Kit Insulate	
Kit Sheetrock	
Kit Cover Ungr. LPG Tank	
Final - LPG Appl. Office	
non attachment	
Electric System Plot Plan	
Driveway	
grading	

SEE REVERSE SIDE FOR MORE INFORMATION

TYPE OF INSPECTION DATE INSPECTOR

OT PLAN

Site Review	8-28-25
Setbacks	

UNDATION

Footings/Fnd.	8-28-25
H.D.'s	8-28-25
Stem Wall	
Lits	
GRND Electrode	8-28-25
Interior Piers	
Exterior Piers	

DERFLOOR

Slab	
Girder - Underfloor	
Plumbing - w/Test	
Plumb. - Undslab w/Test	
Mechanical/Ducts	
Elect. - Underground	
Hydronics	
Load Path BM's	

OFING

Roof Nailing	
Ice Dam	

SAL - Inspector certifying compliance with all
applicable codes and approved plans for final

INSPECTOR _____ DATE _____

24-00289-T Iss: 08/05/2025 QUINCY
Exp: 08/04/2027
SIERRA PACIFIC INDUSTRIES/

JFC CONSTRUCTION INC

CELL TOWER LATTICE / GENERATOR/ CABINETS/ BANK/

Site: 1006 POWERLINE ROAD

Loc: GREENVILLE

Lot:

APN: 004-030-024



SEE REVERSE SIDE FOR MORE INFORMATION

TYPE OF INSPECTION DATE INSPECTOR

FRAMING

20 Interior Shear / Bracing	
21 Exterior Shear / Bracing	
22 Framing	
23 Trusses / Rafters	
24 Ventilation	
25 H ₂ O Supply	
26 DWV	
27 Topcut	
28 Hot Mop / Shower Pens	
29 Gas Piping	
30 Gas Test (int.)	
31 Gas Test (Ext.)	
32 Water Heater	
33 GFCI	
34 Rough Electric	
35 Bonding	
36 Main Panel	
37 Sub Panel	
38 Ductwork	
39 Vents / Flues	
40 HVAC Unit	
41 Wall Heater	
42 Fireplace / Throat	
43 Woodstove	
44 Gas Stove	
45 Oil Stove	
46 Other	

INSULATION

47 Floor R.	
48 Walls R.	
49 Ceiling R.	
50 Blown Cert. Req'd.	
51 DRYWALL / FIREWALL	

UTILITIES

52 Temp. Pwr/GFCI amp	
53 Perm. Pwr/Polarity amp	
54 Gas Service LP	

PERMIT #: 24-289 NAME:

Sierra Pacific Industries

Planning Review

RECORDS

BOOK	PAGE	APPLICABLE REQUIREMENTS
MAP		
CERTIFICATE OF CORRECTION		
NOTICE OF VIOLATION		
N/A	X	

ZONING

PRIMARY ZONING(S): TPZ
 COMBINING ZONE(S):
 ORD.: 80-104, 91-7168

PERMITTED USE
 LAWFUL NONCONFORMING USE
APPLICABLE DATE/PERMIT NO.
 Administrative Use Permit _____
 Campground Permit _____
 Planned Dev. Permit _____
 Sign Permit _____
 Site Dev. Permit _____
 Special Use Permit _____
 Variance _____

DATE/REQUIREMENTS MET

Design Review _____
 Historic Review _____
 Site Development Review _____
 Scenic Review _____
 Airport Surface _____
 Airport Zone of Influence _____
 Noise Limitation _____

NON-EXEMPT: ND _____ MND _____ EIR _____

PLOT PLAN REQUIRED
 PERMIT NOT TO BE ISSUED
 FIRE DISTRICT: _____

FLOOD STUDY _____
 FLOOD 8-17.301 - Standards of Construction
 FEMA FLOOD ZONE DESIGNATION: X

PARKING AND LOADING AREAS

	SPACES				
	REQ	REQ	MOD	PROP	COMPLETED
Parking					
Loading					
Landscaping					SQ. FT.
Paving					
N/A	X				

HEIGHT: PROPOSED _____ FT.
 N/A _____ FT.
 COVERAGE: LIMIT _____ % / ACRE
 PROPOSED _____ % / ACRE
 N/A _____

ACCESS
 COUNTY ROAD ENCROACHMENT PERMIT REQUIRED
 STATE HWY. ENCROACHMENT PERMIT REQUIRED
 PRIVATE ROAD
 DRIVEWAY NEEDED DRIVEWAY PLAN NEEDED

N/A <input checked="" type="checkbox"/> STRUCTURE	YARDS (SETBACKS)				
	FRONT	FRONT	REAR	LEFT	RIGHT
	REQUIRED				
	PROPOSED				
	REQUIRED				
	PROPOSED				
	REQUIRED				
	PROPOSED				

INITIAL REVIEW

ISSUES:

INITIAL REVIEW BY: _____ DATE: _____

FINAL REVIEW

COMMENTS / REQUIREMENTS: Pursuant to PLU Sec. 9-2.4105 (a), "Telecommunications facilities located in the Timberland Production Zone (TPZ) are exempt from the standards in Article 4, "Telecommunications."

FINAL REVIEW BY: Tristin Gurus APPROVED DATE: 10/5/2024

Sec. 9-2.4105. - Exemptions.

Unless otherwise noted, the following are exempt from the standards set forth in this article:

- (a) Telecommunications systems utilized as an accessory to residential or commercial uses, internal business, or household communications systems, such as two-way radio communications systems, citizen band radio systems, television antennas, radio antennas, and internet antennas, if compliant with the following requirements:
 - (1) All antennas subject to setback and maximum height requirements set forth in subsections 9-2.4108(a) and (b), except television antennas and internet antennas are not subject to subsections 9-2.4108(a) and (b).
 - (2) Exemptions subject to subdivision (a) of this section do not apply to facilities operated, leased to, or used by any FCC licensed commercial telecommunications provider, which includes, but is not limited to, telecommunications providers, specialized mobile radio (SMR) communications providers, personal communications systems (PCS) providers, and radio broadcast facilities.
- (b) Telecommunications facilities issued a permit by the California Public Utilities Commission or Federal Communications Commission demonstrating exemption or exemption due to any state or federal law.
- (c) Temporary telecommunications facilities providing public information coverage of a news event for a time period no greater than thirty (30) days.
- (d) Government-owned communications facilities utilized for a public purpose.
- (e) Facilities exempted under Federal or State law.
- (f) Ordinary maintenance, repair, or replacement of a lawfully established (including lawful nonconforming) existing telecommunications facility or accessory building that does not result in a substantial change as defined by this article.
- (g)

Telecommunications facilities utilized for temporary use during an emergency or natural disaster.

- (h) Telecommunications facilities located in the Timberland Production Zone (TPZ).
- (i) Wireless access points mounted on new poles of any height and mounted at a height of thirty-five (35') feet or less. For exceptions to this exemption, refer to subsection 9-2.4108(b)(2).
- (j) Telecommunications facilities meeting the definition of an "eligible facilities request."

(§ 1(Exh. A), Ord. 2019-1116, adopted January 22, 2019)

Sec. 9-2.4106. - Permits required.

(a) Permits required for telecommunications facilities shall be as specified in Table 1.

Table 1: Permits Required for Telecommunications Facilities

Key	Type of Telecommunications Facility			
	Co-Location Facilities	Building Mounted	Pole Mounted	New Tower or Pole
<i>Residential Zones</i>				
Single Family Residential (2-R)	ZCC	ZCC	ZCC	SUP
Single Family Residential (3-R)	ZCC	ZCC	ZCC	SUP
Single Family Residential (7-R)	ZCC	ZCC	ZCC	SUP
Multiple-Family Residential (M-R)	ZCC	ZCC	ZCC	SUP
Suburban (S-1)	ZCC	ZCC	ZCC	SUP
Secondary Suburban (S-3)	ZCC	ZCC	ZCC	SUP
Rural (R-10)	ZCC	ZCC	ZCC	SUP
Rural (R-20)	ZCC	ZCC	ZCC	SUP

<i>Commercial Zones</i>				
Core Commercial (C-1)	ZCC	ZCC	ZCC	SUP
Periphery Commercial (C-2)	ZCC	ZCC	ZCC	SUP
Convenience Commercial (C-3)	ZCC	ZCC	ZCC	SUP
Recreation Commercial (R-C)	ZCC	ZCC	ZCC	SUP
<i>Industrial Zones</i>				
Heavy Industrial (I-1)	ZCC	ZCC	ZCC	SUP
Light Industrial (I-2)	ZCC	ZCC	ZCC	SUP
<i>Recreational Zones</i>				
Prime Recreation (Rec-P)	ZCC	ZCC	ZCC	SUP
Recreation (Rec-1)	ZCC	ZCC	ZCC	SUP
Recreation (Rec-3)	ZCC	ZCC	ZCC	SUP
Recreation (Rec-10)	ZCC	ZCC	ZCC	SUP
Recreation (Rec-20)	ZCC	ZCC	ZCC	SUP
Recreation Open Space (Rec-OS)	ZCC	ZCC	ZCC	SUP

<i>Agricultural Zones</i>				
Agricultural Preserve (AP)	ZCC	ZCC	ZCC	SUP
General Agriculture (GA)	ZCC	ZCC	ZCC	SUP
<i>Timberland Production Zone</i>				
Timberland Production (TPZ)	Exempt	Exempt	Exempt	Exempt
<i>General Forest Zone</i>				
General Forest (GF)	ZCC	ZCC	ZCC	SUP
<i>Mining Zone</i>				
Mining (M)	ZCC	ZCC	ZCC	SUP
<i>Open Space Zone</i>				
Open Space (OS)	--	--	--	--
<i>Lake Zone</i>				
Lake (L)	--	--	--	--

(b) *Facilities located near residential zones or near an airport or airstrip:*

- (1) Excluding co-located facilities complying with subsection 9-2.4109(d), a special use permit is required for telecommunications facilities in the following circumstances:

- (i) A proposed telecommunications facility will be located within 1,000 feet of a residential zone; or
- (ii) A proposed telecommunications facility will be located within 1,000 feet of an airport or airstrip; or
- (iii) A telecommunications facility requiring Airport Land Use Commission (ALUC) review.

(2) Co-located facilities complying with subsection 9-2.4109(d) are exempt from the requirements set forth in this section.

(3) The Zoning Administrator shall make the following findings from the documentation supplied by the applicant to approve the special use permit:

- (i) Site is the least intrusive; and
- (ii) A denial would be a violation of federal or state law.

(c) *Amateur radio systems or HAM radio systems:* Due to their critical role in the County's Office of Emergency Services (OES), an amateur radio system or ham radio system is required to obtain a zoning clearance certificate for a new tower or pole. See subsection 9-2.4108(b)(6) for height requirements.

(§ 1(Exh. A), Ord. 2019-1116, adopted January 22, 2019)

Sec. 9-2.4108. - General requirements.

(a) *Setbacks.*

- (1) The minimum setback from property lines, or if property line is in the middle of a roadway, the edge of the roadway, for all telecommunications facilities is one foot of setback for every foot in facility height plus an additional twenty-five (25') feet. For example, a tower with a height of 100 feet shall have a minimum setback of 100 feet plus twenty-five (25') feet for a total setback from the property lines, or edge or roadway if applicable, of 125 feet.
- (2) Accessory building(s) shall be set back from property lines according to the required setbacks of the primary zone.
- (3) *Reduced setbacks.*
 - (i) In the agriculture zones (AP, GA), the Zoning Administrator may approve a reduced setback requirement if:
 - (aa) The telecommunications facility is located adjacent to an existing structure such as a barn, other existing facility, or to a proposed accessory structure aesthetically and architecturally compatible with the surrounding environment, thereby allowing the telecommunications facility to blend with the surrounding area; or
 - (ab) Adjacent property owners consent in writing to a reduced distance, no less than the minimum setback required in the underlying zone.
 - (ii) Setbacks for telecommunications facilities within a non-residential zone and located within 500 feet of a residential zone, legally established residential dwelling, airport, or airstrip may have setbacks reduced with a variance if the Zoning Administrator finds that:
 - (aa) Setback distances for the facility are greater than or equal to setbacks for structures in the underlying zone.

The facility is not located within any Special Plan Combining Zone, such as Scenic Areas (SP-ScA), Scenic Roads (SP-ScR), Historical Areas (SP-HA), or Historical Buildings (SP-HB) zones unless the design of the facility will not adversely impact the underlying purpose of the zone.

- (ac) The facility is not located within 500 feet of any building or feature located on a local or state historic or cultural significance list unless the design of the facility will not adversely impact the historic or cultural significance of such feature.
- (ad) The facility does not present any impacts to the safety, health, and welfare of the public.
- (ae) Reduced setback(s) would not interfere with other standards or requirements set forth in Title 9 of this Code.
- (af) The facility and accessory building(s) are designed to be aesthetically and architecturally compatible with the surrounding environment. For example, the facility incorporates stealth techniques, such as screening, concealment, or camouflaging.

(iii) Any telecommunications facility located within a non-residential zone at a distance greater than 500 feet to a residential zone, legally established residential dwelling, airport, or airstrip, and is seeking reduced setbacks, only has to comply with subsections 9-2.4108(a)(3)(ii) (aa)—(a)(3)(ii)(ae).

(4) *Facilities in public or private utility easements.* Facilities located within public or private utility easements are exempt from meeting setback requirements.

(b) *Height.*

(1) The maximum height for telecommunications facilities in all zones shall be 200 feet. Towers located within military training routes (MTR) shall have a height no greater than 150 feet. Additional height may be approved by the

Planning Director based upon justifiable need and consent from the military within MTR.

A variance application may be required for additional height.

- (2) Facilities proposed in residential zones and not meeting the exemption set forth in subsection 9-2.4105(i), may not exceed thirty-five (35') feet in height. Height requirements may be increased through the approval of a variance. The Zoning Administrator shall make the following findings from the proof supplied by the applicant to approve the variance:
 - (i) Site is the least intrusive; and
 - (ii) A denial would be a violation of federal or state law.
- (3) The height for any facility shall be the minimum required to meet the technical requirements of the proposed facility.
- (4) A roof-mounted telecommunications facility shall be no more than fifteen (15') feet taller than the roof of the structure on which it is mounted. Height requirements may be increased through the approval of a variance. The Zoning Administrator shall make the following findings from the proof supplied by the applicant to approve the variance:
 - (i) Site is the least intrusive; and
 - (ii) A denial would be a violation of federal or state law.
- (5) A two-way radio antenna or television receiving antenna are subject to the maximum height requirement for the zone or no greater than fifty (50') feet.
- (6) An amateur radio system, also known as HAM radio system, is subject to a maximum height of seventy (70') feet. Height requirements may be increased through the approval of a variance. The Zoning Administrator shall make the following finding from the proof supplied by the applicant to approve the variance:
 - (i)

The design of the proposed antenna installation is the minimum necessary for the reasonable accommodation of the communication needs of the operator as set forth in Federal and/or State rules and regulations.

(c) *Location guidelines.*

- (1) Telecommunications facilities shall not be located so as to cause obstruction of currently existing or proposed air navigation operations.
- (2) In residential zones, only one facility is permitted per parcel.
- (3) In residential zones, multiple facilities may be co-located on a single tower or pole.
- (4) Any facility located near a public right-of-way may not extend into, under, over, above, or upon a public right-of-way without obtaining an encroachment permit from the Public Works Department or Caltrans.

(d) *Building and electrical codes.*

- (1) Telecommunications facilities shall comply with all applicable building and electrical codes. Facilities shall comply with all applicable regulations adopted pursuant to Public Resources Code 4290.
- (2) Applicant(s) shall submit certification from a registered structural engineer to the Building Department for any tower in excess of thirty (30') feet in height to demonstrate tower will withstand sustained winds as required by the Uniform Building Code.
- (3) The facility shall be maintained in compliance with all applicable local and state building codes and any other applicable standards for telecommunications facilities.

(e) *Lighting.* All telecommunications facilities shall orient and shield lighting so as to not be intrusive to any residential surrounding areas. All shielding and orienting of lights shall comply with applicable authority's requirements, such as shielding for warning lights complying with FAA requirements.

(f)

Signs. Telecommunications facilities are permitted to display warning and equipment information signs. Commercial displays or advertising of any kind on any portion of the facility or accessory building(s) shall not be permitted.

- (g) *Aesthetics.* In residential zones, reasonable efforts shall be made to create a telecommunications facility with accessory buildings, whether new or co-located, that are architecturally similar with existing structures or styles in the surrounding area including colors, textures, and ornamentation.
- (h) *Deed restrictions.* The installation of a facility shall not violate any existing deed restrictions.
- (i) *Vehicle access.* Per Plumas County Code subsections 9-4.501(b)–(d), all facilities shall have a road, the portion of which that is under the control of the applicant, with an unobstructed horizontal traveled surface not less than fourteen (14') feet in width, excluding shoulders, and a minimum unobstructed vertical clearance of fifteen (15') feet. All such roads shall be capable of supporting a minimum load of 40,000 pounds and all culverts, bridges, and other appurtenant structures which supplement the roadway bed or shoulders shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250 and 35550 through 35796. Applicant shall provide engineering specifications to support design, if requested by the County Engineer. Federal lands shall be exempt from this subdivision.
- (j) *Accessory equipment storage.* All telecommunications facilities and accessory buildings shall be used to store accessory equipment and supplies necessary for the support of the facility. Only in emergency cases may accessory equipment or vehicles be stored outdoors.
- (k) *Federal and State regulations.*
 - (1) All facilities are subject to current regulations set forth by the FAA, the FCC, and all state and federal agencies with authority over telecommunications facilities.
 - (2)

All facilities shall maintain compliance with state and federal standards or regulations at all times. A facility out of compliance due to recent changes in state and/or federal standards or regulations shall be brought into compliance by the facility owner and/or operator within six (6) months of the effective date of such standards or regulations, unless the state or federal agency mandates a more stringent compliance timeline.

(3) A facility not brought into compliance with federal and/or state regulations constitutes grounds for the County's commencement of permit revocation procedures set forth in this article.

(l) *Emissions.*

(1) A biennial RF/EMF emissions report, prepared in accordance with FCC reporting standards, shall be submitted to the Plumas County Planning Department by the facility owner or operator demonstrating facility compliance with FCC OET Bulletin 65: provided however, if no changes have been made to the facility during the reporting period that would materially increase the RF/EMF emissions at the facility, a written certification of such shall be submitted in lieu of said report.

(2) A facility shall not generate a hazard to the health, safety, and welfare of the public due to RF/EMF emissions greater than exposure limits allowed by FCC OET Bulletin 65. If exposure limits are exceeded, the facility owner or operator shall promptly determine the transmitter(s) of concern and shall cause such to cease operation until it(they) is(are) brought into compliance with FCC OET Bulletin 65.

(m) *Landscaping.* In residential zones, if visual impacts cannot be avoided, a screen of plant materials shall be utilized to obscure the facility from public view. The buffer shall consist of non-invasive/native plant material. The outside perimeter of the facility shall have a landscaped strip no less than five (5') foot in width. In locations where the visual impact of the facility would be minimal, the landscaping requirement may be reduced or waived. If a facility is located on a large, wooded lot, the natural growth and trees shall suffice for the screen.

(n) *Security and fencing.* Facility, including accessory building(s) and equipment, shall be secured at all times and have a security fence of six (6') feet or more in height or other security measures appropriate to the site conditions to prevent access by the public.

(o) *Maintenance.* Site and the facility, including accessory building(s), fencing, paint used to demonstrate caution, landscaping, lighting (aviation warning lights, etc.), and all related equipment shall be maintained in accordance with all approved plans and on a routine basis for the life of the facility. The following requirements shall be adhered to:

- (1) In residential zones, maintenance hours shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Saturday, excluding emergency repairs.
- (2) In the case of failure or malfunction of an antenna structure identification or warning light system, all reporting and corrective work shall be accomplished in accordance with the then-current requirements established by the FAA.

(p) *Cultural resources.* Should development activities reveal the presence of cultural resources (i.e., artifact concentrations, including, but not limited to, projectile points and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within fifty (50') feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the remains and implement appropriate mitigation procedures. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine that such remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State law, to arrange for Native American participation in determining the disposition of such remains.