



ZONING ADMINISTRATOR STAFF REPORT

TO: Tracey Ferguson, Zoning Administrator

FROM: Tim Evans, Senior Planner – Extra Help *EE*

MEETING DATE: November 6, 2025

SUBJECT: Public Hearing
Variance
V 8-25/26-02

PROJECT LOCATION: 881 First Avenue, Chester, unincorporated Plumas County;
APN 100-270-006-000; T28N/R7E/Sec. 8, MDM.

PLANNING AREA: N/A

GENERAL PLAN LAND USE: Rural Residential; Agriculture and Grazing; Lake

PRIMARY ZONING: Rural ("R-10"); General Agriculture ("GA"); Lake ("L")

COMBINING ZONE: Mobile Home ("MH"); Special Plan Scenic Area ("SP-ScA")

PARCEL SIZE: 77.58 acres

SEWAGE: Chester Public Utility District

WATER: Chester Public Utility District

ELECTRICITY: Pacific Gas and Electric Company

FIRE PROTECTION: Peninsula Fire Protection District

SUPERVISORIAL DISTRICT: District 3 – Supervisor Tom McGowan

APPLICANTS: TowerCo LLC and Verizon Wireless

OWNER: Chester Public Utility District

PROJECT DESCRIPTION:

On March 6, 2025, Complete Wireless Consulting, Inc., on behalf of TowerCo LLC and Verizon Wireless, applicants, submitted a special use permit application to allow the construction of a 129-foot monopole and supporting equipment within a 2,475-square-foot lease area on a 77.58-acre parcel zoned Rural ("R-10"), General Agriculture ("GA"), Lake ("L"), Mobile Home ("MH"), and Special Plan Scenic Area ("SP-ScA") located at 881 First Avenue, Chester, CA, APN 100-270-006-000.

On April 4, 2025, Planning staff provided a letter by email to Complete Wireless Consulting, Inc., stating the application was incomplete and requested revisions to the project information for accuracy, as well as a revised site plan showing the telecommunications facility within the "GA" zoned portion of the property or, if the desire was to keep the telecommunication in the proposed location within the "R-10" zoning, to contact Planning staff to further discuss the additional requirements to locate the facility within the "R-10" zoning – specifically the height as the 129-foot monopole proposed for the telecommunications facility exceeded the "R-10" height limit of 35 feet.

Subsequently, on April 18, 2025, Planning staff had a virtual meeting with Steve Proo, Planning Specialist, Complete Wireless Consulting, Inc., concerning the zoning and the desire to keep the facility within the "R-10" zoned portion of the property. Planning staff explained that a variance would be required pursuant to Plumas County Code (PCC) Sec. 9-2.4108(b) to allow the height of the monopole to be 129 feet.

On June 18, 2025, Planning staff received a revised special use permit application and project information as well as a request for a variance to allow the height increase of the monopole to 129 feet from 35 feet for the "R-10" zoning. However, the request for the variance was only a narrative and no variance application was included. Therefore, on June 30, 2025, Planning staff provided a letter to the applicant that deemed the application incomplete and requested the variance application along with some of the revisions previously requested on April 4, 2025.

On August 25, 2025, Planning staff received a revised special use permit application and project information as well as a completed variance application to allow the height increase of the monopole to 129 feet.

SITE DESCRIPTION AND SURROUNDING USES:

The site plan (Exhibit 1) submitted shows the 77.58-acre parcel bordered by First Avenue, as well as the proposed 2,475-square-foot lease area, with supporting equipment and 129-foot monopole.

Planning staff would like to note the discrepancy on the plan set (Exhibit 1) – specifically pages A-1.1, A-1.2, and A-1.3 – for the lease area dimensions being denoted as 70 feet by 45 feet, which results in an area of 3,150 square feet. The lease area is an L-shape and the dimensions are correctly detailed in the "Lease Area Detail" on page C-1 (Exhibit 1).

The property is zoned "R-10", "GA", and "L" (Exhibit 2) and is bordered by a trail to the north, Lake Almanor to the east, an undeveloped parcel zoned "GA" and "L" to the south, and First Avenue to the west. Parcels on the other side of First Avenue and the trail are developed parcels zoned Single-Family Residential ("7-R"), Recreation-Open Space ("Rec-OS") Light Industrial ("I-2"), and Periphery Commercial ("C-2"). Additionally, the subject property contains the Chester Public Utility District wastewater treatment plant, which encompasses approximately 22 acres of the 77.58-acre parcel.

BACKGROUND:

The primary zoning of the project site is “R-10” (Rural) and “GA” (General Agriculture). Per the site plan (Exhibit 1), the proposed telecommunications facility is proposed within the “R-10” zoning.

Plumas County Code (PCC) Sec. 9-2.4108(b), Height, sets forth the maximum allowed height allowed for a telecommunications facility as the following:

“(b) 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.”

Height is defined by PCC Section 9-2.245 – Height as meaning “a vertical distance measured upward from a surface determined by the structure's exterior finished grade as projected across the construction site.”

Residential zones are defined by PCC Section 9-2.4102, *Definitions*, as meaning “Single Family Residential (2-R, 3-R, 7-R), Multiple-Family Residential (M-R), Suburban (S-1), Secondary Suburban (S-3), and Rural (R-10 and R-20).”

The elevations shown on pages A-3.1 and A-3.2 (Exhibit 1) of the plan set show a maximum height from the finished grade for the monopole as 129 feet, which is 94 feet more than PCC Sec. 9-2.4108(b) allows in “R-10” zoning. However, PCC Sec. 9-2.4108(b)(2) sets forth the height requirements for a telecommunications facility may be increased through the approval of a variance. Therefore, on August 25, 2025, the applicant submitted a variance application.

The applicant provided detailed rationale with the variance application concerning the special circumstances on the property for locating the proposed telecommunications facility within the “R-10” zoning, which included the following:

“Wetland Disturbance & Regulatory Compliance:

The open area zoned GA is classified as a protected wetland. Building a compound and bringing an access road and utilities in the area would require extensive grading, filling, and foundation work that would have, per the provided Trileaf report, a “direct, negative impact to mapped wetland areas,” making that portion of the property “wholly unsuitable for construction of the proposed tower and compound.” These negative impacts can be avoided by building on already disturbed land outside of the wetland area, just north of the existing wastewater treatment facility.

Habitat Disruption & Ecological Impact:

Wetlands serve as critical habitats for protected plant and animal species. Any construction in the GA zone risks disruption to sensitive ecosystems, including local wildlife corridors, migratory bird habitats, and native vegetation. Environmental agencies may impose strict restrictions or require

extensive offsets, further complicating development. This can be avoided by building on already disturbed land outside of the wetland area.

Compatibility with Existing Use:

The property contains an existing water treatment facility. Much of the property is taken up with treatment ponds and other infrastructure. A wireless facility must be placed in a location that can be accessed and to which utilities can be brought, and the existing facilities cannot be relocated without impacts existing operations. The current location, north of the pools, in a cleared, well screened area containing a pumping station and other buildings was selected in consultation with the District so as not to interfere with the District's ongoing operations. Brining access and utilities [to] the wetland, GA zoned portion of the property could also potentially pose operational issues."

To specifically determine the location of the wetlands in relation to the zoning districts located on the property, Planning staff worked with the Geographic Information Systems (GIS) Department staff to create a zoning map with a wetlands overlay. The zoning map (Exhibit 3) shows that there is a portion of the subject property that does not contain wetlands – approximately 13.32 acres. Of the 13.32 acres outside the wetlands, there is approximately 0.94 acres zoned General Agriculture ("GA"). An important point to note is that the "GA" zoning, pursuant to PCC Sec. 9-2.4108(b)(1), allows for telecommunications facilities to be a maximum height of 200 feet. Therefore, if the telecommunications facility was located within the "GA" zoning, a variance for the height would be unnecessary.

Plumas County General Plan Conservation and Open Space Element Policy 7.2.1, Habitat Protection, states the following concerning wetlands:

"The County shall protect areas that have significant habitat and wetland values, including riparian corridors, wetlands, grasslands, and creeks and rivers, from incompatible rural development. The County shall also support their protection as a method to provide carbon sequestration for GHG emissions under applicable State programs."

Planning staff agrees with the applicant that the wetlands are a development constraint and the telecommunications facility should not be located such that it is within or impacts the wetlands. As noted previously, there is a 0.94-acre portion of the "GA" zoning which may allow construction of the telecommunications facility without a variance for the height. However, it is unknown as to whether there is a required or recommended buffer distance from the wetlands that would not allow construction of the telecommunications facility within the "GA" zoning district.

Planning staff provided the project information to the US Army Corps of Engineers for review on September 19, 2025, and received no response. In an attempt to discuss the wetlands with the jurisdictions having authority, Planning staff also reached out by phone to the US Army Corps of Engineers on October 20, 2025, and received no response.

Therefore, in order for staff to be supportive of a recommendation of approval for the variance and demonstrate a special circumstance and/or hardship specific to the subject property, the viability of locating the telecommunications facility within the 0.94-acre portion of the property zoned "GA" and located outside the wetlands must be determined – specifically, additional information is needed from the Army Corps of Engineers to determine if there is a recommended or required buffer distance from the wetlands such that it would preclude locating the telecommunications facility within the 0.94-acre portion zoned "GA" and outside the wetlands.

PUBLIC COMMENTS RECEIVED:

Upon receipt of the variance application, neighboring property owners within three hundred (300) feet of the proposed project were notified by mail of the application. No comments were received as a result of the notification of application.

On October 24, 2025, the 10-day public hearing notice for the special meeting of the Zoning Administrator to be held on November 6, 2025, was posted and sent to the neighboring property owners within three hundred (300) feet of the proposed project. As of the preparation of this staff report, no comments were received as a result of the notification of public hearing.

AGENCY COMMENTS RECEIVED:

Upon receipt of the complete variance application, the project information was sent to various agencies for review. During the 30-day review period the agencies that were provided the project information and did not comment were as follows:

1. Plumas County Environmental Health
2. California Department of Transportation
3. California Department of Fish and Wildlife
4. U.S. Army Corps of Engineers
5. U.S. Fish and Wildlife Service
6. Peninsula Fire Protection District
7. Supervisor Kevin Goss, District 2
8. Supervisor McGowan, District 3

The agency comments received during the 30-day review period were as follows:

1. Plumas County Engineering (Exhibit 4):

“Engineering has no comments on this project.”

2. Plumas County Public Works Department (Exhibit 5):

“I have reviewed and have no comments on the new 881 First Ave telecommunications tower.”

3. California Department of Forestry and Fire Protection (Cal Fire) (Exhibit 6):

“Based on the current information provided, CAL FIRE has no comment other than following, all applicable sections of the current State Fire Safe Regulations found in Public Resource code 4290 shall be applied.

Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.”

4. Plumas County Building Department (Exhibit 7):

“No Comment.”

5. California Department of Forestry and Fire Protection (Cal Fire) (Exhibit 8):

“No comment from Resource Management CAL FIRE.”

6. Chester Public Utility District (Exhibit 9):

"No comment."

7. California Regional Water Quality Control Board (Exhibit 10):

"The proposed project consists of the construction of a 129-foot-tall monopole tower within a 70' x45' fenced communication compound. Verizon's proposed equipment cabinets and an emergency backup generator will be placed on a concrete pad within the fenced compound. A total of nine antennas and one microwave dish will be installed. The Project site is located at 881 First Avenue in Chester, CA.

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

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [NPDES 2022 Construction Stormwater General Permit | California State Water Resources Control Board](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html)(https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html).

APPROVALS REQUIRED:

Plumas County

The granting of a variance pursuant to PCC Article 8 Variances, Chapter 2 Zoning, Title 9 Planning and Zoning, and Plumas County Code Section 9-2.4108(b)(2) for the increase in telecommunications facility height within the Rural ("R-10") zone.

RECOMMENDED ACTIONS:

Staff recommends the Zoning Administrator take the following actions:

- I. Hold the public hearing for Variance V 8-25/26-02 and receive public testimony.
- II. Continue the public hearing for Variance V 8-25/26-02 to a date and time certain to allow the County sufficient time to consult with the Army Corps of Engineers concerning the wetlands on the subject property.

APPEAL PROCESS:

Pursuant to Plumas County Code Sec. 9-2.1001, an action by the Zoning Administrator is appealable to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at, or prior to, this meeting by the applicant, any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the public hearing or who presented written testimony to the Zoning Administrator, or who may be adversely affected by the decision, or such other person whom the Board of Supervisors determines to have been adversely affected by the decision, or any County department head whose department has an interest in the decision. There is a filing fee for the appeal process. Fee information can be obtained from the Planning Department.

EXHIBITS:

1. Variance application and Site Plan submitted on August 25, 2025
2. Zoning Map
3. Zoning and Wetlands Map
4. Comment from Evan Hasse, Senior Engineering Technician, Plumas County Engineering, Dated September 22, 2025
5. Comment from Rob Thorman, Director, Plumas County Public Works, Dated September 22, 2025
6. Comment from Eric Hansen, Fire Captain, California Department of Forestry and Fire Protection, Dated September 23, 2025
7. Comment from Michael Coelho, Director, Plumas County Building Department, Dated September 25, 2025
8. Comment from Ivan Houser, Unit Forester, California Department of Forestry and Fire Protection, Dated September 29, 2025
9. Comment from Chester Public Utility District, Dated October 15, 2025
10. Comment from Jerred Ferguson, Environmental Specialist, California Regional Water Quality Control Board, Dated October 22, 2025

DEPARTMENTAL USE ONLYInitial Completeness Verified by TEDate Rec'd 3/25/25Receipt No. 236089 \$ 1,360.00File No. V8-251a6-02**DEVELOPMENT PERMIT APPLICATION****VARIANCE****Instructions to applicant(s):**

1. Complete the form and mail or take to: Planning & Building Services
555 Main Street
Quincy, CA 95971
2. Use additional sheets of paper if necessary to complete the information requested.
3. Pay the filing fee set forth in the fee schedule.
4. Make the check payable to Planning & Building Services.
5. Attach Hazardous Waste Certificate.

A. Applicant(s)Name Complete Wireless Consulting, Inc. on behalf of TowerCo, LLC and Verizon WirelessMailing Address 2009 V Street, Sacramento, CA 95818, ATTN: Kevin GallagherTelephone 916-764-2632Email kgallagher@completewireless.netInterest in Property (Owner, Agent* or Purchaser*) Agent**B. Owner(s)**Name Chester Public Utility DistrictMailing Address 251 Chester Airport Rd, Chester, CA 96020Telephone 530-258-2171Email **C. Property**Street Address 881 First AvenueNearest Town Chester, CA 96020Assessors Parcel Number 100-270-006Present zoning RL-10

*If agent or purchaser is making application, attach letter of authorization signed by the owner.

D. Variance Applied for

ITEM	ZONING CODE REQUIREMENTS	REQUESTED BY APPLICANT(S)
Changes in: (circle one)		
Building Site Area		
Front Yard (from centerline of street or property line)		
Side Yard (note which side _____)		
Side Yard (note which side _____)		
Rear Yard		
Other (Wireless Height Limit)	35'	129'

E. Evidence

The Zoning Code requires an applicant for a Variance to provide evidence as to the following:

1. What are the special circumstances applicable to the property under which strict application of the provisions of the Zoning Code would deprive the property owner of privileges enjoyed by other property owners in the vicinity?

The applicant proposes to build a wireless telecommunications facility to serve Chester and the surrounding area and improve wireless coverage and capacity. The subject property is the only viable location that could fill a significant gap in coverage in the area, but the 35' wireless height limit in place for the R-10 zone (and residential zones generally) would the facility to a height to low. Unlike other residential zoned parcels in the area, this parcel has an existing non-residential utility use. Namely, a Chester Public Utility District wastewater treatment plant.

2. How are these special circumstances not applicable generally to other properties in the same zone?

There are no comparable parcels in the area. Although zoned R-10, the property contains an existing wastewater treatment facility. It is situated close enough to Chester that it can provide service to residences in the area, but is screened from views from residential areas to the west and north by pine trees already in place to screen the existing utility use on the property. There is no comparably intrusive or less intrusive location for a wireless facility. Nor is there an alternate viable location on this property that would both provide the needed coverage and not interfere with the operations of the existing wastewater facility due to the placement of wastewater ponds and other infrastructure.

3. Why is the Variance necessary for the preservation and enjoyment of substantial property rights of the applicant?

Absent a variance for additional height beyond the 35' allowed in the code without a variance, a wireless facility on the property would be too short to provide the needed coverage. Because there is no less intrusive alternate location capable of filling the significant gap in coverage, the 35' height limit constitute an effective prohibition of service and a variance would be needed to allow a facility at the minimum functioning height necessary to provide service.

4. How would granting the Variance not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, and general welfare?

EME safety is governed by FCC EME safety standards. The applicant has provided a study confirming compliance with these safety standards by a wide margin. The vast majority of 911 calls today come through wireless devices. By filling a gap in coverage and providing improved capacity, the proposed facility will be a net benefit to public safety in the area.

If the Variance is for an exception from a provision of the Plumas County Code which implements the SRA Fire Safe Regulations:

1. State the specific sections from which an exception is requested.

N/A

2. Provide material facts to support the exceptions.

N/A

3. State the details of the exception or mitigation proposed and how it provides the same practical effect as the section from which an exception is requested.

N/A

F. Plot Plan

Attach to this application three (3) physical copies and one (1) electronic copy in PDF format of the plot plan drawn to scale which shows the boundaries and dimensions of the property for which a variance is requested. To avoid delay in processing your application, make sure your plot plan is complete. N/A - no changes to parcel boundaries. See sheets C-1 and A-1.1 of site

plan for existing parcel boundaries.

G. Signature(s) of Applicant(s)

I certify that the information provided is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided hereon. I intend to proceed with the use within nine (9) months after the issuance of the Variance.

Kevin Gallagher

Digitally signed by Kevin Gallagher
DN: cn=Kevin Gallagher, o=Complete Wireless
Consulting, ou=
email=kgallagher@completewireless.net, c=US
Date: 2025.08.19 17:54:17 -07'00'

Signature

8/19/25

Date

Signature

Date

TOWERCO, LLC & VERIZON WIRELESS WIRELESS VARIANCE REQUEST SUPPLEMENT

File No.: Special Use Permit U 3-24/25-07
Site Name: Chester High
Address: 881 First Ave, Chester, CA
APN: 100-270-006

INTRODUCTION AND BACKGROUND

Verizon Wireless and TowerCo, LLC have submitted a Special Use Permit application for a new Wireless Telecommunications Facility at the above reference parcel, the site of a Chester Public Utility District. As part of that project, the applicants are also requesting a variance from the 35' wireless height limit for residential zones.

The subject parcel is split zoned – one portion is zoned Rural (“R-10”) while the other is zoned General Agriculture (“GA”). The entire property also has a secondary zoning designation of Mobile Home Combining (“MH”) and a portion of the property has the Special Plan Scenic Area (“SP-ScA”) secondary designation. The Rural zone is considered residential for purposes of the wireless code, meaning the property is subject to an additional 35' height restriction.

The dividing line between the R-10 and GA zones runs diagonally across the parcel, from the northeast to the southwest, with the R-10 portion of the property on the western side of the line. As part of Verizon and TowerCo’s environmental due diligence, it was determined that the open GA portion of the property is classified as a wetland according to the U.S. Fish and Wildlife Service’s National Wetland Inventory. (An report from the applicant’s environmental consultant, Trileaf, confirming this has been provided to the County for review as part of this application.)

Therefore, although the 35' height limit does not apply for the GA zoned portion of the property, building in the GA zoned area is not a viable alternative. Unlike the proposed location, it would necessitate construction and grading on a protected wetland area, it would be potentially interfere with existing operations on the site, and it would not be well screened from the public right of way by existing trees.

The applicants therefore request a variance as outlined in Sec. 9-2.4108(b)(2) of the municipal code to allow for the 129' height proposed in the Special Use Permit application for this facility. Supporting images of the parcel and wetland are included in the final pages for reference.

HISTORY OF THE PROPERTY

This property has undergone several transitions over time but does not appear to have ever had a residential use. Initially forested land from approximately 1954 to at least 1956, a baseball field was built around 1962 and remained in use until approximately 1975. By about 1981, the property served as forested land with an asphalt-paved access road, which remained the case until at least 1998. By 2005, the site had begun into its current use with the Chester Public Utility

District. Unlike other residential parcels in the area, this parcel does not appear to have ever had a residential use, despite the zoning designation of Rural (“R-10”)

ENVIRONMENTAL CHALLENGES INVOLVED IN RELOCATING TO THE GENERAL AGRICULTURAL (“GA”) ZONED WETLAND

Relocating the proposed facility to the GA zone would present significant environmental, regulatory, and logistical challenges, making the R-10 zone with a height increase the only viable option. Key concerns include:

- *Wetland Disturbance & Regulatory Compliance:*
The open area zoned GA is classified as a protected wetland. Building a compound and bringing an access road and utilities in the area would require extensive grading, filling, and foundation work that would have, per the provided Trileaf report, a “direct, negative impact to mapped wetland areas,” making that portion of the property “wholly unsuitable for construction of the proposed tower and compound.” These negative impacts can be avoided by building on already disturbed land outside of the wetland area, just north of the existing wastewater treatment facility.
- *Habitat Disruption & Ecological Impact:*
Wetlands serve as critical habitats for protected plant and animal species. Any construction in the GA zone risks disruption to sensitive ecosystems, including local wildlife corridors, migratory bird habitats, and native vegetation. Environmental agencies may impose strict restrictions or require extensive offsets, further complicating development. This can be avoided by building on already disturbed land outside of the wetland area.
- *Infrastructure & Accessibility Limitations*
Unlike the R-10 zone, The GA zone lacks essential infrastructure, including access roads, utility connections, and stable ground conditions, making development far more complex and disruptive. Constructing new infrastructure in this sensitive wetland would not only fragment the ecosystem but also trigger extensive environmental reviews, leading to significant delays and increased costs. The level of disturbance required for construction would be highly invasive, posing long-term ecological and regulatory challenges.
- *Visibility & Increased Community Concerns*
The topography of the GA zone offers less natural screening, as the trees thin out towards the lake, making the facility more visible from public viewpoints, scenic areas, and residential zones. In contrast, the R-10 zone allows for strategic siting, where increased height would be less obtrusive and better integrated into the landscape. Building in the GA zone would make for a more visually intrusive facility.
- *Long-Term Sustainability & Land Use Compatibility*
Wetlands are highly regulated due to their role in flood control, groundwater recharge, and biodiversity conservation. Beyond initial construction issues outlined above, building in this zone could result in long-term maintenance challenges, regulatory oversight, and future land-use conflicts, making it an unsuitable choice for infrastructure development.
- *Compatibility with Existing Use*
As noted above, the property contains an existing water treatment facility. Much of the property is taken up with treatment ponds and other infrastructure. A wireless facility

must be placed in a location that can be accessed and to which utilities can be brought, and the existing facilities cannot be relocated without impacting existing operations. The current location, north of the pools in a cleared, well screened area containing a pumping station and other buildings, was selected in consultation with the District so as not to interfere with the District's ongoing operations. Bringing access and utilities the wetland, GA zoned portion of the property could also potentially pose operational issues.

All of these issues can be entirely avoided by building the facility with the proposed area, just north of the existing District facility. A 129' facility in the proposed location within the R-10 zone offers a far lower environmental impact and greater long-term feasibility. The existing infrastructure, minimal habitat disruption, and superior topographical conditions make proposed location the only viable site on the property.

REQUIRED FINDINGS FOR WIRELESS VARIANCE APPROVAL

Per Plumas County municipal code **Sec. 9-2.4108(b)(2)**, which allows for increased height in residential zones upon meeting specific findings:

1. The site is Least Intrusive:

Response: As outlined above, relocating the site to the GA zone would result in significant environmental disruption and excessive intrusion into the protected wetland. The land is owned and operated by the Chester Public Utility District, a public agency with no residential dwellings on the property. The existing site is already developed with essential utility infrastructure for public water resources, making it a more practical choice. Additionally, the proposed location on already disturbed ground within the R-10 portion of the parcel is situated outside the wetland boundary, ensuring compliance with environmental regulations. Furthermore, the proposed location is well screened behind existing mature trees, effectively minimizing visual and noise impacts, making it the least intrusive placement within the parcel. An alternate location would be more visible, as it would not benefit to the same degree from the existing screening provided by the mature pine trees screening the existing facility.

2. A denial would be in violation of federal or state law.

Response: As noted above and in the other application materials provided to the County, a significant gap in coverage exists in the area, and the proposed location the least intrusive means of filling it – the height is the minimum needed to fill the gap, and there are no alternate less intrusive locations on the property or elsewhere. Therefore, not granting an easement would constitute an effective prohibition of service and would be in violation of federal law, in particular the Telecommunications Act of 1996.

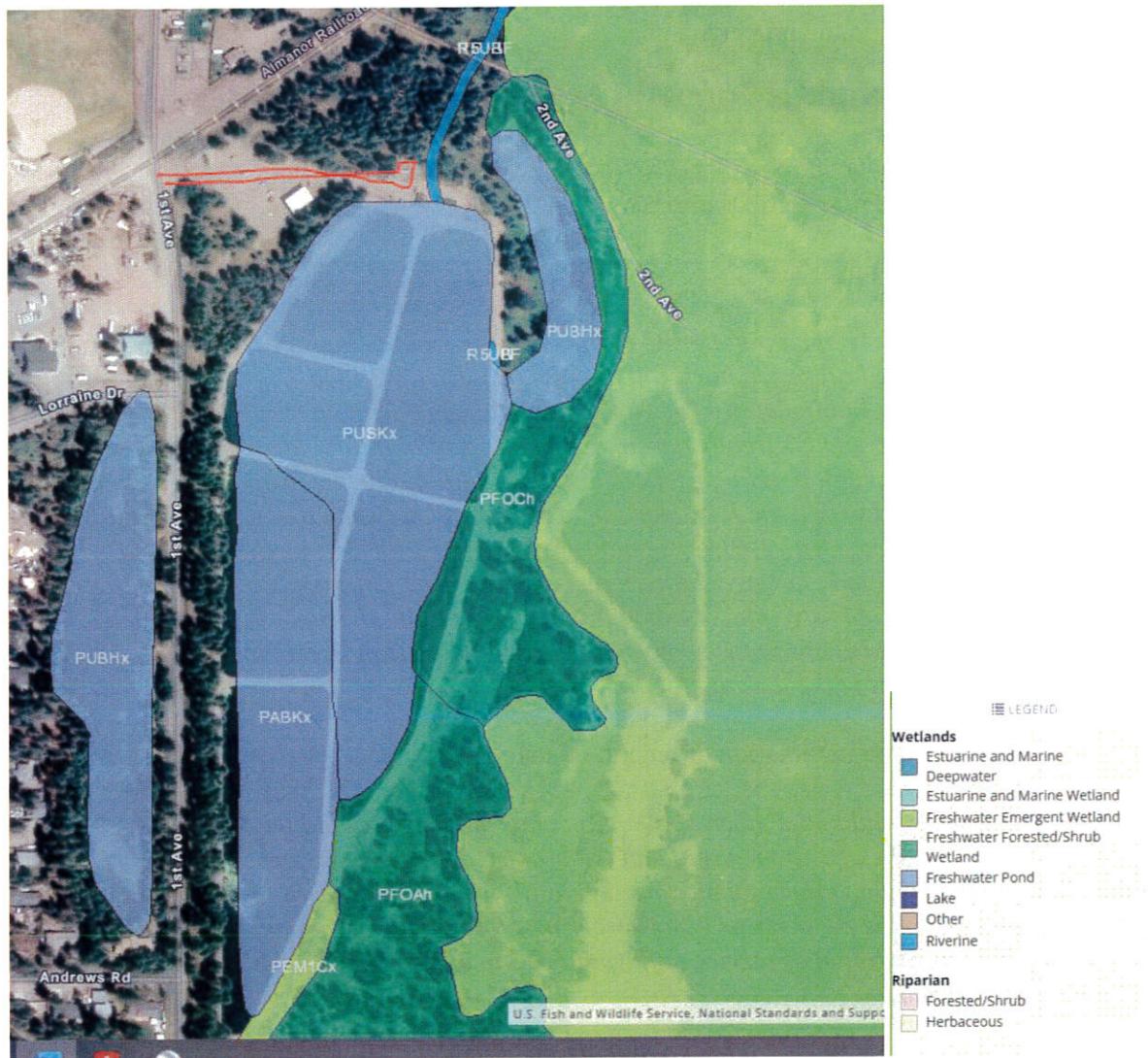
CONCLUSION

The proposed location for this wireless telecommunications facility is on already disturbed land just north of the existing wastewater treatment facility. It is sited to benefit from existing tree cover, to not interfere with the continuing operations of the existing facility, and to minimize

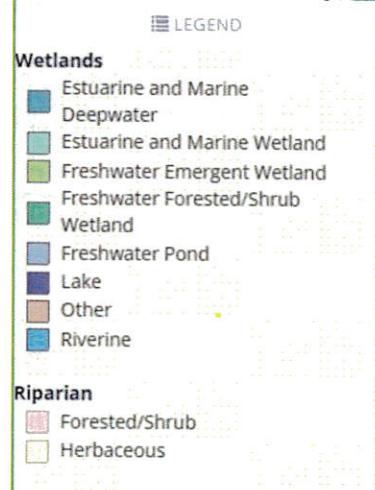
environmental impacts by avoiding construction in a wetland. There is no less intrusive alternative capable of filling the significant gap in coverage that exists in the area, and this site is therefore the least intrusive means of filling the significant gap in coverage.

The applicants therefore respectfully requested the County approve a variance allowing an exception to the 35' wireless height restriction for the Rural ("R-10") zone.

National Wetlands Inventory Map w/ Site Outline



National Wetlands Inventory Map w/ Site Outline & Zoning Outline



HAZARDOUS WASTE AND SUBSTANCES STATEMENT

This certification must be submitted with every Plumas County application for a Land Division, a Lot Line Adjustment, a Planned Development Permit, a Special Use Permit, a Site Development Permit, a Permit to Mine/Reclamation Plan, a Variance, and with every application for a Building Permit which is subject to Site Development Review. The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement which contains the following information:

I, Kevin Gallagher, Complete Wireless Consulting Inc., on behalf of TowerCo & Verizon Wireless (name), the applicant for the accompanying development project, certify that I have complied with Section 65962.5 of the Government Code of the State of California by consulting the list "HAZARDOUS WASTE AND SUBSTANCES SITES LIST-December 1994" sent to Plumas County by the California Environmental Protection Agency Hazardous Materials Data Management Program pursuant to Section 65962.5(d) of that Government Code. I certify that the information provided herein is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided herein.

This project is not

is

located on a site which is included on a list compiled pursuant to Section 65962.5 of that Government Code.

The list indicates that the project is located on:

SITE: _____

ADDRESS: _____

CITY: _____ ZIP: _____

REGULATORY ID#: _____

DATE OF LIST: December, 1994

Digitally signed by Kevin Gallagher
DN: cn=Kevin Gallagher, o=Complete Wireless
Consulting, ou,
email=kgallagher@completewireless.net, c=US
Date: 2025.08.20 17:49:45 -07'00'

Kevin Gallagher

(Signature)

8/20/25

(Date)

NAME OF APPLICANT

Kevin Gallagher, CWC

MAILING ADDRESS

2009 V St

PHONE NUMBER

Sacramento, CA 95818

ASSESSORS PARCEL NUMBER

916-764-2632

100-270-006

**PLUMAS COUNTY
IDENTIFIED HAZARDOUS WASTE AND
SUBSTANCES SITES**

City: Beckwourth
Site: 148 Main Street
Beckwourth Maintenance Yard
I.D. # 32027

City: Chester
Site: 1431 Highway 36
Almanor Quick Stop
I.D. #32007

City: Chester
Site: 192 Main Street
Willis and Sons Garage
I.D. #32019

City: Chester
Site: 225 Main Street
Chevron SS
I.D. #32001

City: Greenville
Site: 36 Williams Valley Road
Greenville Maintenance Yard
I.D. #32026

City: Lake Almanor
Site: 501 Peninsula Drive
Lake Almanor Country Club
I.D. #32014

City: Portola
Site: 197 Sierra Street
Barbara Stiles
I.D. # 32023

City: Portola
Site: 435 4th Street
Portola Elementary School
I.D. #32016

City: Quincy
Site: 116 Quincy Junction Road
Quincy High School
I.D. #32009

City: Quincy
Site: 159 Lawrence Street
USFS Quincy Forest Service
I.D. #32002

City: Quincy
Site: 1690 East Main Street
CALTRANS Yard
I.D. # 32003

City: Quincy
Site: 60 Main Street
Foley's Auto Service
I.D. #32025

City: Quincy
Site: 1834 Main Street
Quincy Maintenance Yard
I.D. #32022



CHESTER HIGH

881 FIRST AVENUE, CHESTER, CA 96020

SITE ID: TBD

verizon

CHESTER HIGH

881 FIRST AVENUE, CHESTER, CA 96020

MDG LOCATION ID: 5000918324

PROJECT ID: 17372457

EXHIBIT 5

Issued For:

CHESTER HIGH

881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR

TowerCo
EMPOWERING connectivity

Vendor:

COMPLETE
Wireless Consulting, Inc.

TOWERCO SITE ID: CA0714

MDG LOCATION ID: 5000918324

VZW PROJECT ID: 17372457

DRAWN BY: FS

CHECKED BY: N. GEORGE

APPROVED BY: -

ISSUE STATUS

5	06/02/25	CLIENT REV	S.D.
▲	04/25/25	CLIENT REV	S.D.
3	02/25/25	CLIENT REV	S.D.
▲	02/03/25	CLIENT REV	S.D.
▲	01/10/25	CLIENT REV	S.D.
1	12/10/24	ZD 100%	S.D.
0	11/08/24	ZD 90%	FS
REV	DATE	DESCRIPTION	CAD

Licensee:

PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

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ENGINEER:

Streamline Engineering
and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-560-1930
E-Mail: kevin@streamlineeng.com Fax: 916-560-1941

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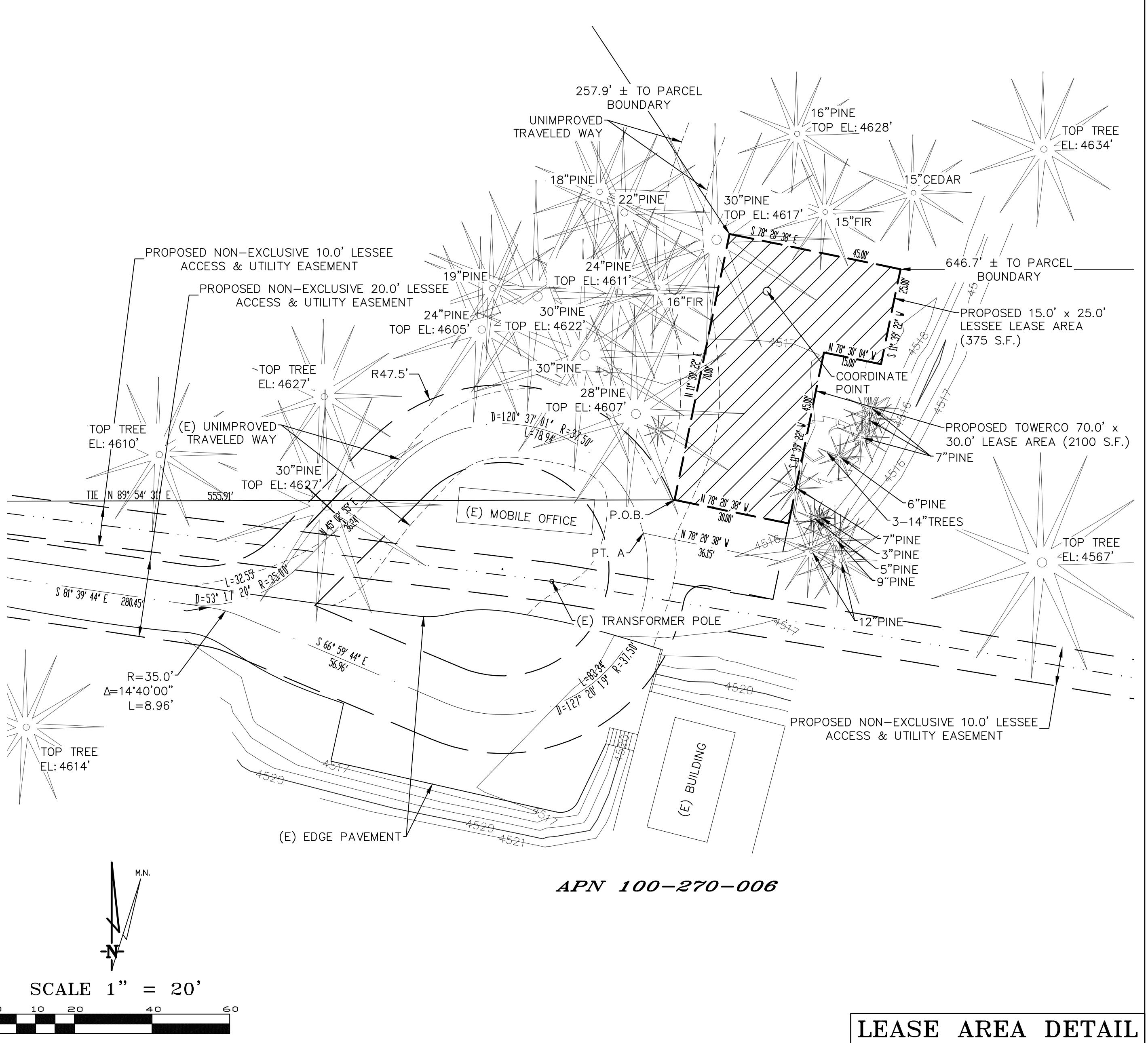
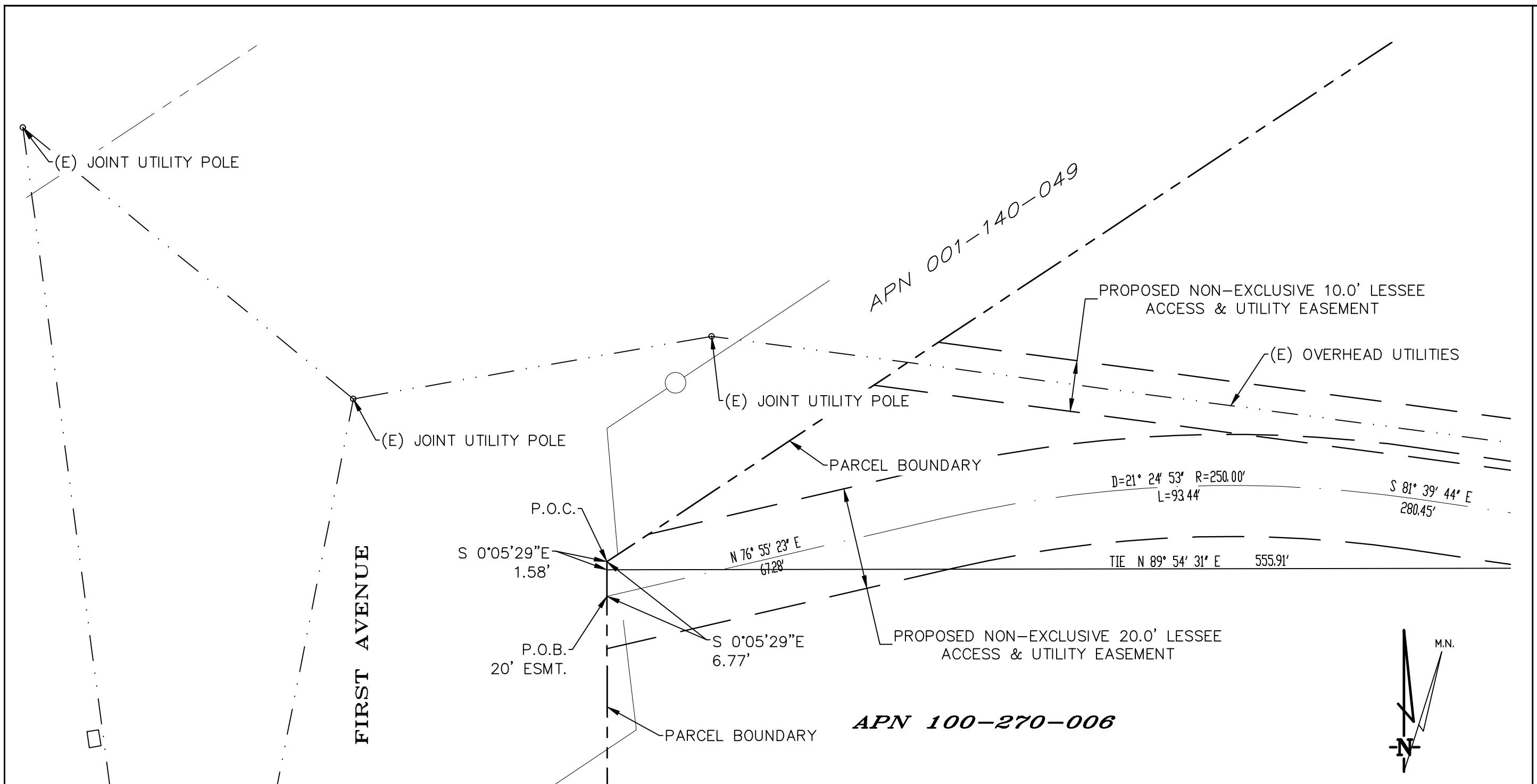
PROJECT DESCRIPTION		VICINITY MAP	CODE COMPLIANCE
A (N) TOWERCO UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:			
<ul style="list-style-type: none"> • (N) LEASE AREA W/ (N) GROUND MOUNTED CABINET & (N) DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION • (N) ANTENNAS, MW DISH & ANTENNA EQUIPMENT ON (N) MONOPOLE 			
PROJECT INFORMATION			
SITE NAME:	CHESTER HIGH	SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
MDG LOCATION ID:	5000918324	LEASING CONTACT:	ATTN: PAUL BARNES (916) 217-2309 PBARNES@COMPLETEWIRELESS.NET
COUNTY:	PLUMAS COUNTY	ZONING CONTACT:	ATTN: STEVE PROO (916) 838-6713 SPR00@COMPLETEWIRELESS.NET
JURISDICTION:	PLUMAS COUNTY	CONSTRUCTION CONTACT:	ATTN: SEAN WALLIN (916) 591-8574 SWALLIN@COMPLETEWIRELESS.NET
APN:	100-270-006		
SITE ADDRESS:	881 FIRST AVENUE CHESTER, CA 96020		
CURRENT ZONING:	R-10 (RURAL) GA (GENERAL AGRICULTURE) MH (MOBILE HOME) SP-SCA (SPECIAL PLAN AREA)	SCALE: N/A	
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 40° 18' 07.03" NAD 83 N 40.301952" NAD 83		
LONGITUDE:	W 121° 13' 29.74" NAD 83 W 121.224928" NAD83		
GROUND ELEVATION:	4517' AMSL		
PROPERTY OWNER:	CHESTER PUBLIC UTILITY DISTRICT PO BOX 503 CHESTER, CA 96020		
APPLICANT:	TOWERCO 5000 VALLEYSTONE DRIVE CARY, NC 27519		
VICINITY MAP		SHEET INDEX	
SHEET	DESCRIPTION	REV	
T-1.1	TITLE SHEET	5	
C-1	TOPOGRAPHIC SURVEY	1	
A-1.1	OVERALL SITE PLAN	5	
A-1.2	ENLARGED SITE PLAN	5	
A-1.3	COMPOUND PLAN	5	
A-1.4	EQUIPMENT PLAN	5	
A-2.1	ANTENNA PLAN	1	
A-3.1	ELEVATION	5	
A-3.2	ELEVATION	5	
A-4.1	DETAILS	5	
E-1.1	ELECTRICAL PLAN	1	

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1



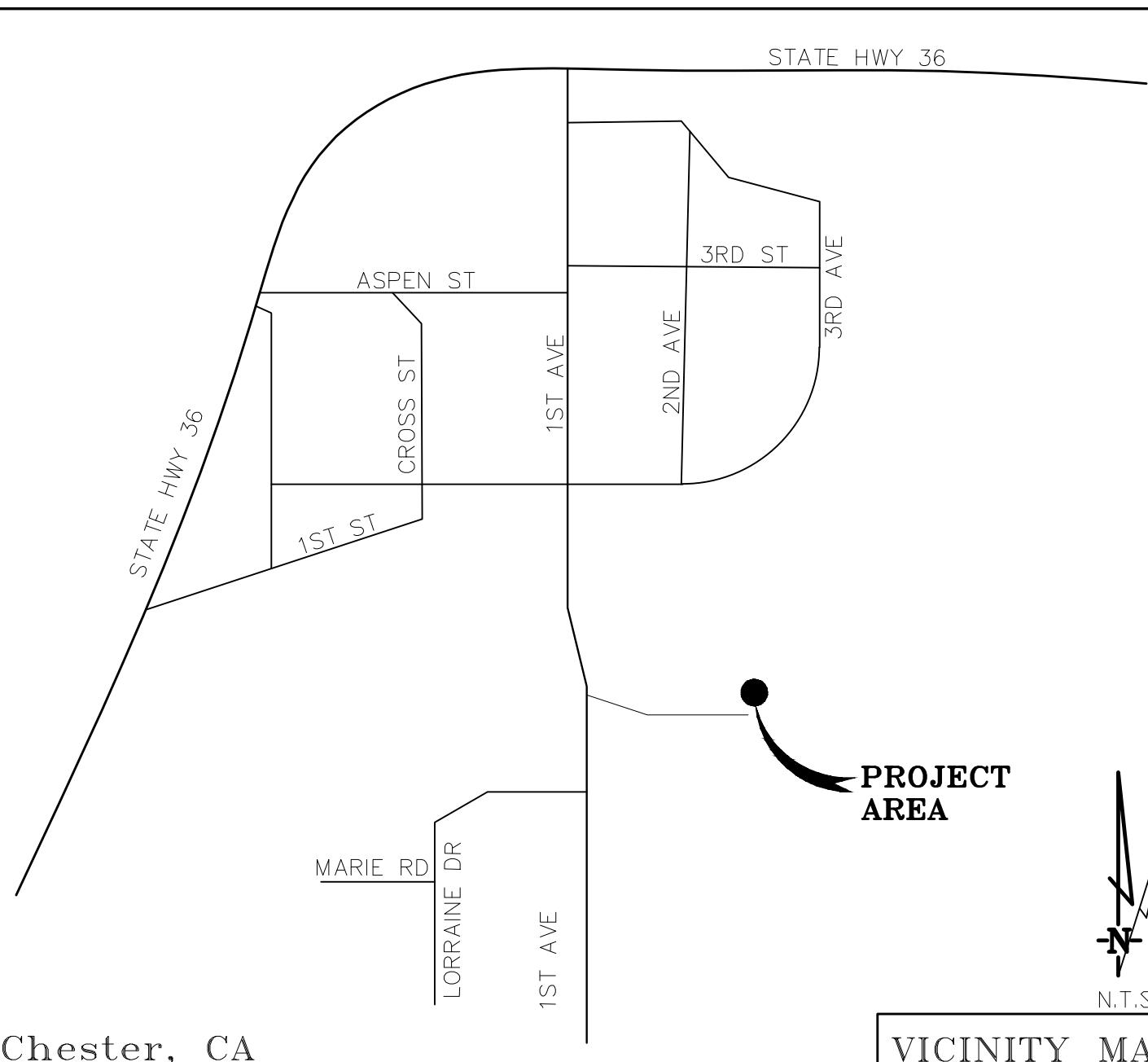
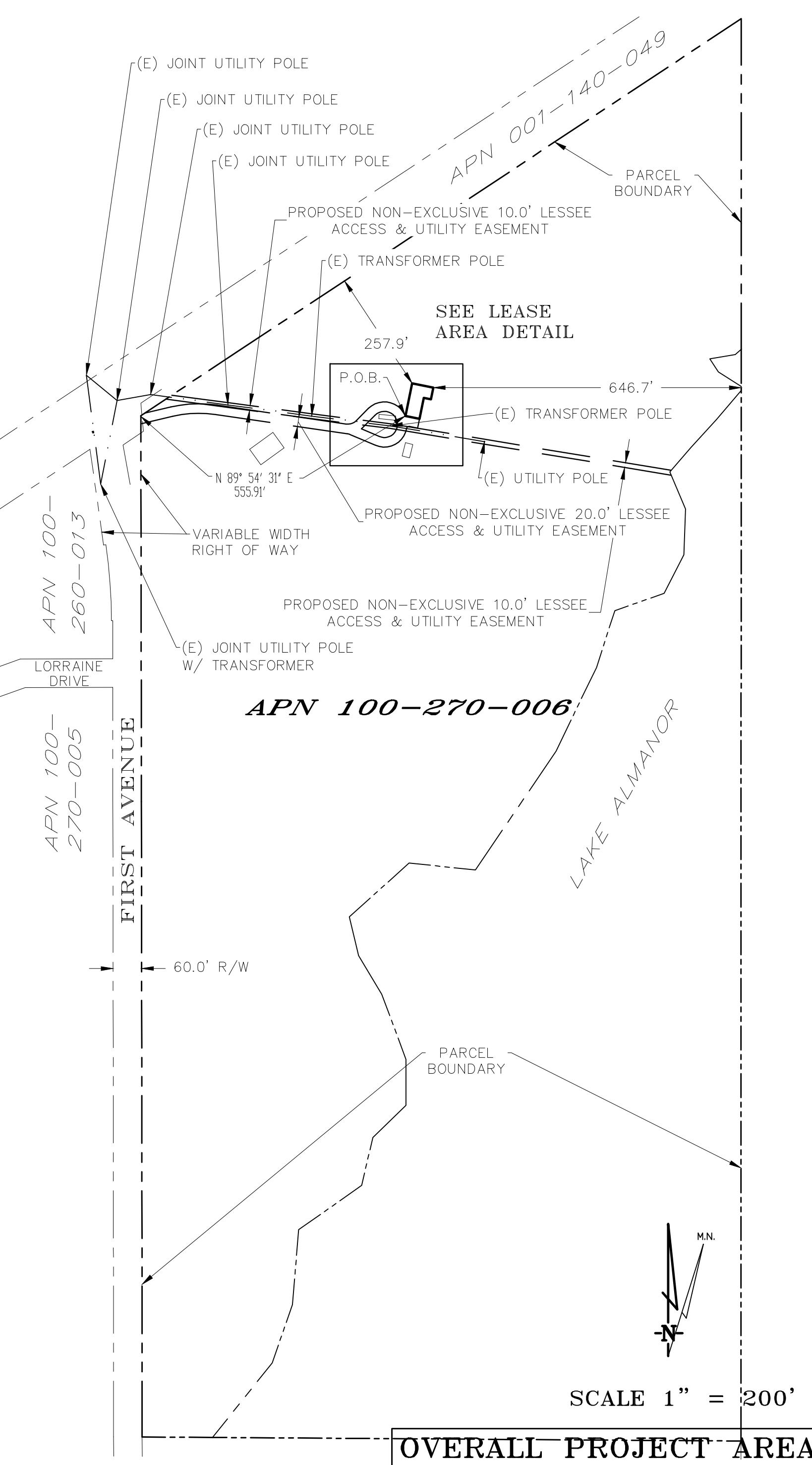
All that certain lease area being located in the West half of Section 8, Township 28 North, Range 7 East, M.D.B. M. also being a portion of that certain parcel of land depicted as "Lands of Chester Sanitary District" on the "Record of Survey to Establish the East Boundary of the Lands of Chester Sanitary District" filed in Book 3, Records of Surveys at Page 141 Plumas County Records, and being more particularly described as follows:

Commencing at the Northwest corner of the aforementioned parcel of land; thence along the Westerly boundary thereof, said boundary also being the East boundary of the County Road right of way, South 0°05'29" East, 1.58 feet; thence leaving said West boundary North 89°54'31" East, 555.91 feet to the True Point of Beginning; thence from said point of beginning North 11°39'22" East, 70.00 feet; thence South 78°20'38" East, 45.00 feet; thence South 11°39'22" West, 24.96 feet; thence North 78°20'38" West, 15.00 feet; thence South 11°39'22" West, 45.00 feet; thence North 78°20'38" West, 30.00 feet to the point of beginning.

Together with and easement for access and utility purposes, being twenty feet in width, the centerline of which is described as follows: Commencing at the Northwest corner of the aforementioned parcel of land; thence along the Westerly boundary thereof also being the East boundary of the County Road right of way, South 0°05'29" East, 6.77 feet to the True Point of Beginning; thence from said point of beginning North 76°55'23" East, 67.28 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 250.00 feet and a central angle of 21°24'53"; thence easterly along said curve, a distance of 93.44 feet; thence South 81°39'44" East, 280.45 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 35.00 feet and a central angle of 8.96 feet; thence South 66°59'44" East, 56.96 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 37.50 feet and a central angle of 127°20'19"; thence southeasterly along said curve, a distance of 83.34 feet to a point hereafter referred to as Point A; thence continuing northerly along said curve, a distance of 78.94 feet; thence South 45°02'55" West, 36.24 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 35.00 feet and a central angle of 53°17'20"; thence southwesterly along said curve, a distance of 32.55 feet to the point of beginning.

Also together with and easement for access and utility purposes, being twenty feet in width, the centerline of which begins at the aforementioned Point A and running thence South 78°20'38" East, 36.15 feet.

Also together with and easement for access and utility purposes, ten feet in width, being centered on the existing overhead utility pole line now located on the aforementioned parcel of land.



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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DATE OF SURVEY: 10-30-24
SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
LOCATED IN THE COUNTY OF PLUMAS, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

F.E.M.A. F.I.R.M. ZONE "X" PER FIRM 0606380175E DATED 03/02/2005

N.G.V.D. 1929 CORRECTION: SUBTRACT 3.45' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 100-270-006

OWNER(S): CHESTER PUBLIC UTILITY DISTRICT
PO BOX 503
CHESTER, CA 96020

Project No./Name: Chester High

Project Site Location: 881 First Avenue
Chester, CA 96020
Plumas County

Date of Observation: 10-30-24

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo XT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopole

Coordinates
Latitude: N 40°18'07.03" (NAD83) N 40°18'07.44" (NAD27)
Longitude: W 121°13'29.74" (NAD83) W 121°13'25.87" (NAD27)

Latitude: N 40.301952" (NAD83) N 40.302067" (NAD27)
Longitude: W 121.224928" (NAD83) W 121.223851" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 4517' AMSL

verizon

Chester High

881 First Avenue
Chester, CA 96020

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS	11-05-24	12-11-24	12-11-24	DEPT	APPROVED DATE
				A&C	
				RE	
				RF	
				INT	
				EE/IN	
				OPS	
				EE\OUT	

C-1

Issued For:

CHESTER HIGH

881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR



Vendor:



POWERCO SITE ID: CA0714
MDG LOCATION ID: 5000918
VZW PROJECT ID: 1737245
DRAWN BY: FS
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS		
EV	DATE	DESCRIPTION
5	06/02/25	CLIENT REV
4	04/25/25	CLIENT REV
3	02/25/25	CLIENT REV
2	02/03/25	CLIENT REV
1	01/10/25	CLIENT REV
1	12/10/24	ZD 100%
0	11/08/24	ZD 90%

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KEVIN R. SORENSEN
S4469

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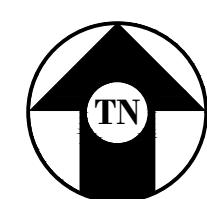
The logo for Streamline Engineering and Design, Inc. is positioned on the left side of the page. It features the company name in a large, bold, black, sans-serif font. The 'i' in 'Engineering' has a small vertical line extending from its top. To the right of the company name is a graphic element consisting of a stylized globe with latitude and longitude lines. A white line forms a path or ribbon that starts from the top of the 'E' in 'Engineering', goes down the left side of the globe, and then continues straight down to the bottom of the page. The word 'and' is placed between 'Engineering' and 'Design' in a smaller, black, sans-serif font.

SHEET TITLE:
**ENLARGED SITE
PLAN**

SHEET NUMBER: **A 1 8**

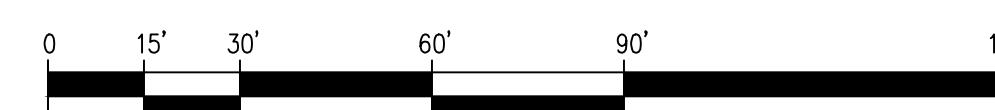
APN: 001-1400-049

APN:100-270-006



ENLARGED SITE PLAN

1"=30'-0"



Issued For:

CHESTER HIGH

881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR



Vendor:



TOWERCO SITE ID: CA0714
MDG LOCATION ID: 5000918324
VZW PROJECT ID: 17372457
DRAWN BY: FS
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS		
5	06/02/25	CLIENT REV S.D.
▲	04/25/25	CLIENT REV S.D.
3	02/25/25	CLIENT REV S.D.
▲	02/03/25	CLIENT REV S.D.
▲	01/10/25	CLIENT REV S.D.
1	12/10/24	ZD 100% S.D.
0	11/08/24	ZD 90% FS
REV	DATE	DESCRIPTION CAD

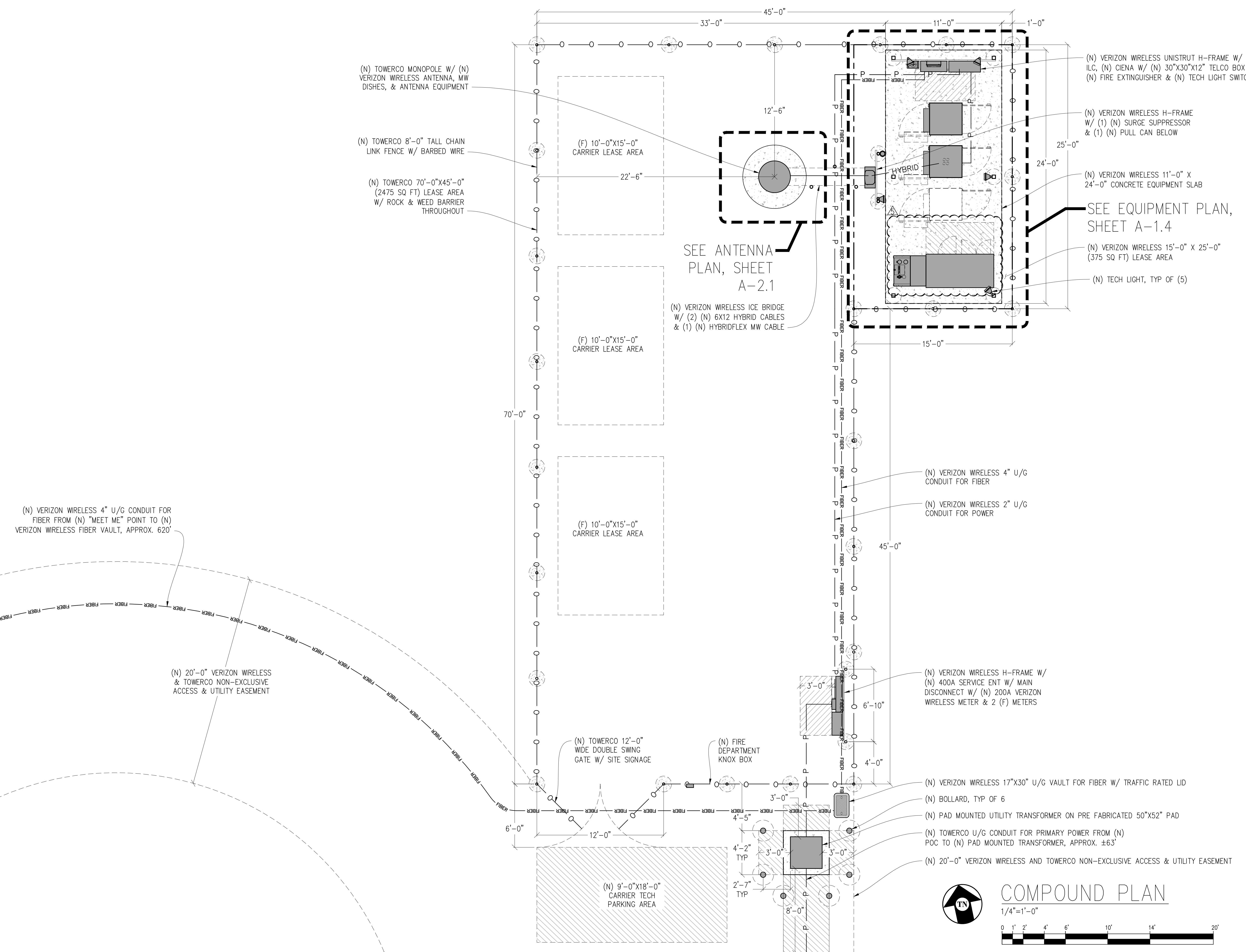
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Engineer:
Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineengineering.com Fax: 916-660-1941

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SHEET TITLE:
COMPOUND PLAN
SHEET NUMBER:
A-1.3



Issued For:

CHESTER HIGH

881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR



Vendor:



TOWERCO SITE ID: CA0714

MDG LOCATION ID: 5000918324

VZW PROJECT ID: 17372457

DRAWN BY: FS

CHECKED BY: N. GEORGE

APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	06/02/25	CLIENT REV	S.D.
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1	01/10/25	CLIENT REV	S.D.
0	12/10/24	ZD 100%	S.D.
0	11/08/24	ZD 90%	FS

Licensee:

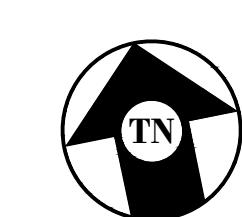
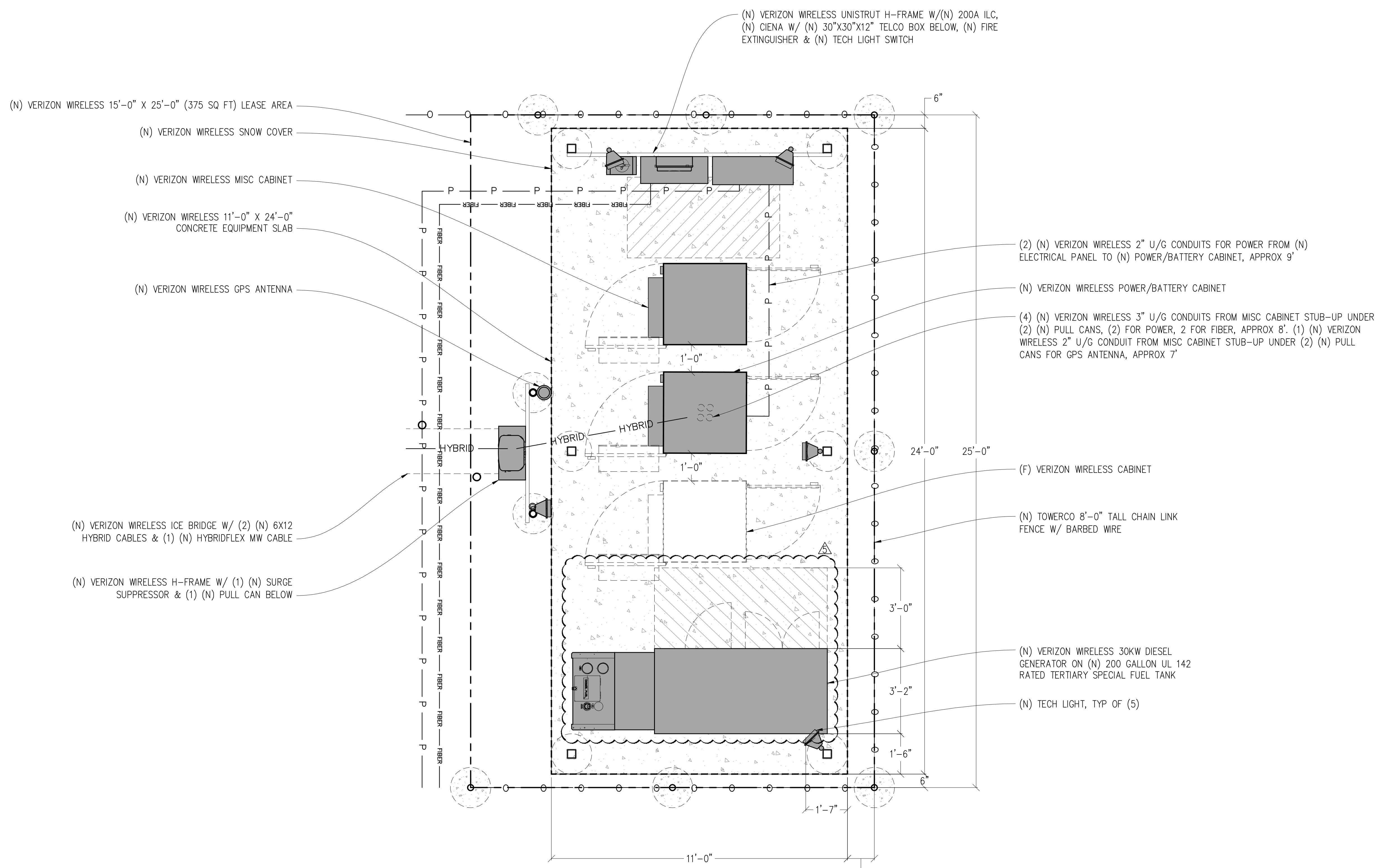
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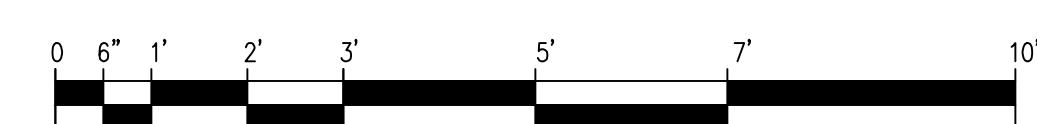


SHEET TITLE:
**EQUIPMENT
PLAN**

SHEET NUMBER:
A-1.4

EQUIPMENT PLAN

1/2" = 1'-0"



3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorenson Phone: 916-560-1930
E-Mail: kevin@streamlineengineering.com Fax: 916-560-1941
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881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR



Vendor:



TOWERCO SITE ID: CA0714
MDG LOCATION ID: 5000918324
VZW PROJECT ID: 17372457
DRAWN BY: FS
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
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3	02/25/25	CLIENT REV	S.D.
2	02/03/25	CLIENT REV	S.D.
1	01/10/25	CLIENT REV	S.D.
0	12/10/24	ZD 100%	S.D.
0	11/08/24	ZD 90%	FS
REV	DATE	DESCRIPTION	CAD

Licensee:

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Engineer:



SHEET TITLE:

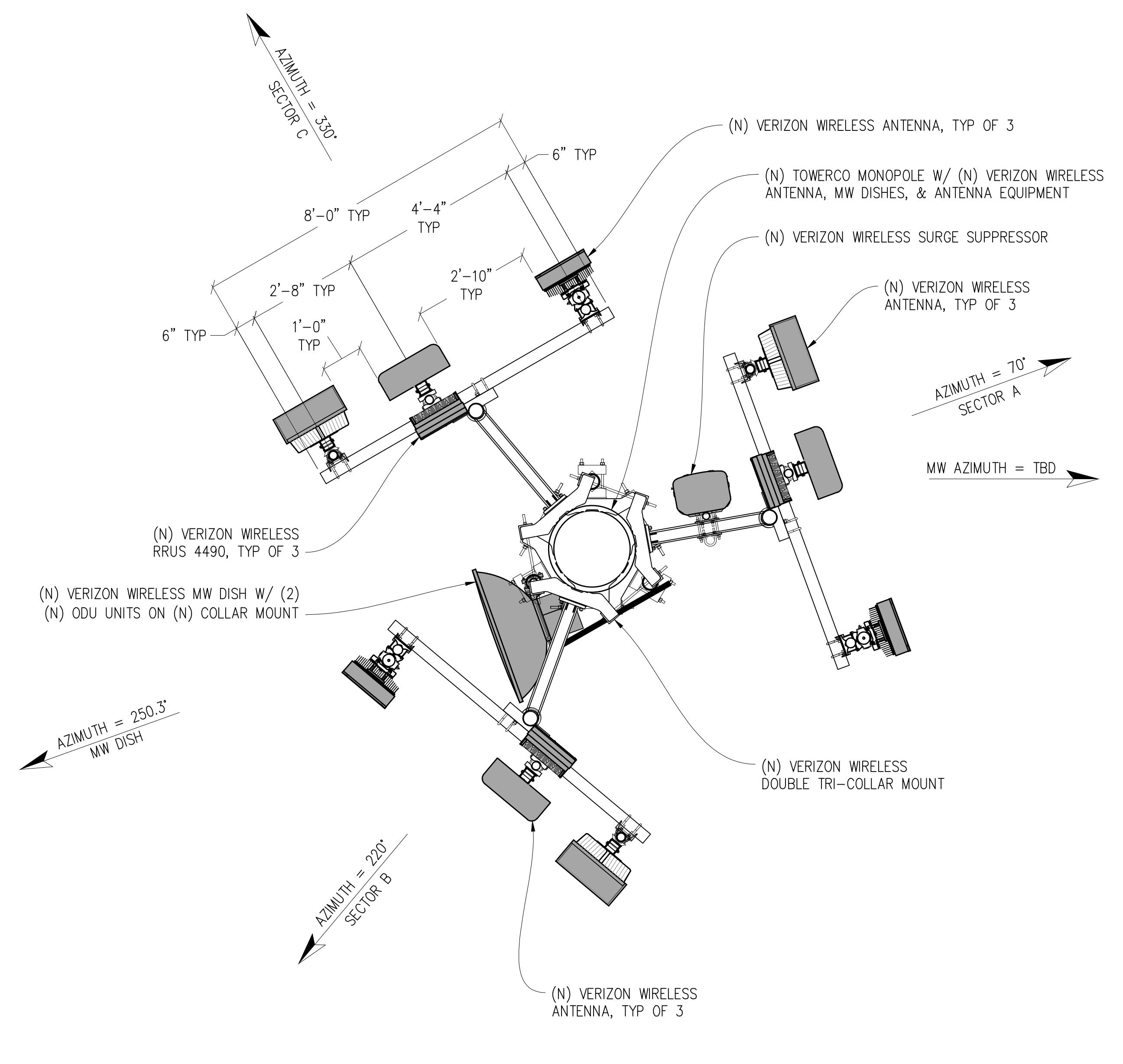
ANTENNA PLAN

SHEET NUMBER:

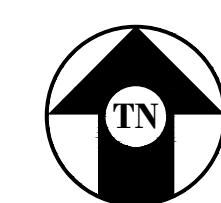
A-2.1

(N) RF SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
ALPHA	A1	70°	±123'-0"	INTEGRATED	2	±150	(1) 6627
	A2	70°	±121'-0"	(1) 4490	SHARED	-	SHARED
	A3	70°	±123'-10"	INTEGRATED	SHARED	-	SHARED
BETA	B1	220°	±123'-0"	INTEGRATED	2	±150	(1) 6627
	B2	220°	±121'-0"	(1) 4490	SHARED	-	SHARED
	B3	220°	±123'-10"	INTEGRATED	SHARED	-	SHARED
GAMMA	C1	330°	±123'-0"	INTEGRATED	SHARED	-	SHARED
	C2	330°	±121'-0"	(1) 4490	SHARED	-	SHARED
	C3	330°	±123'-10"	INTEGRATED	SHARED	-	SHARED



ANTENNA PLAN

 $\frac{1}{2} = 1'-0"$ 

Issued For:

CHESTER HIGH

881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR



Vendor:



TOWERCO SITE ID: CA0714
MDG LOCATION ID: 5000918324
VZW PROJECT ID: 17372457
DRAWN BY: FS
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS

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Engineer:



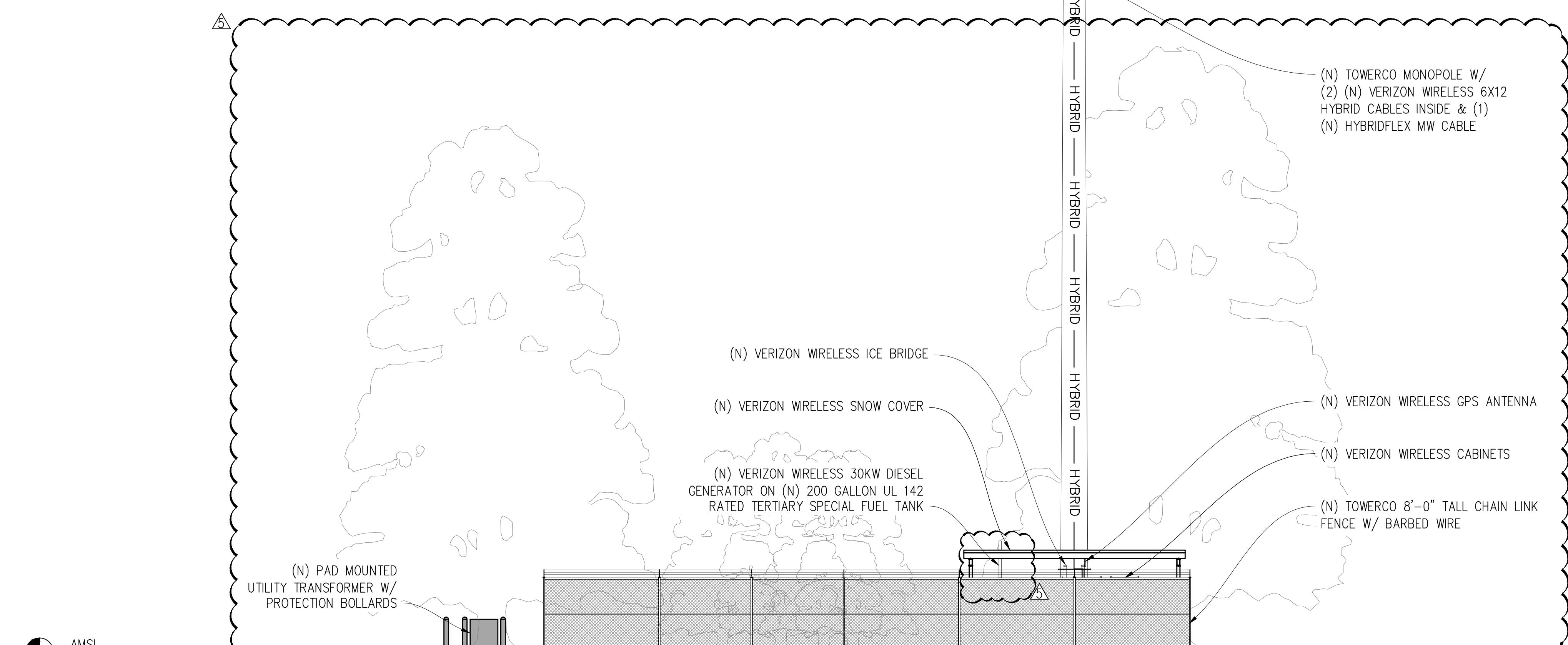
SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-3.1

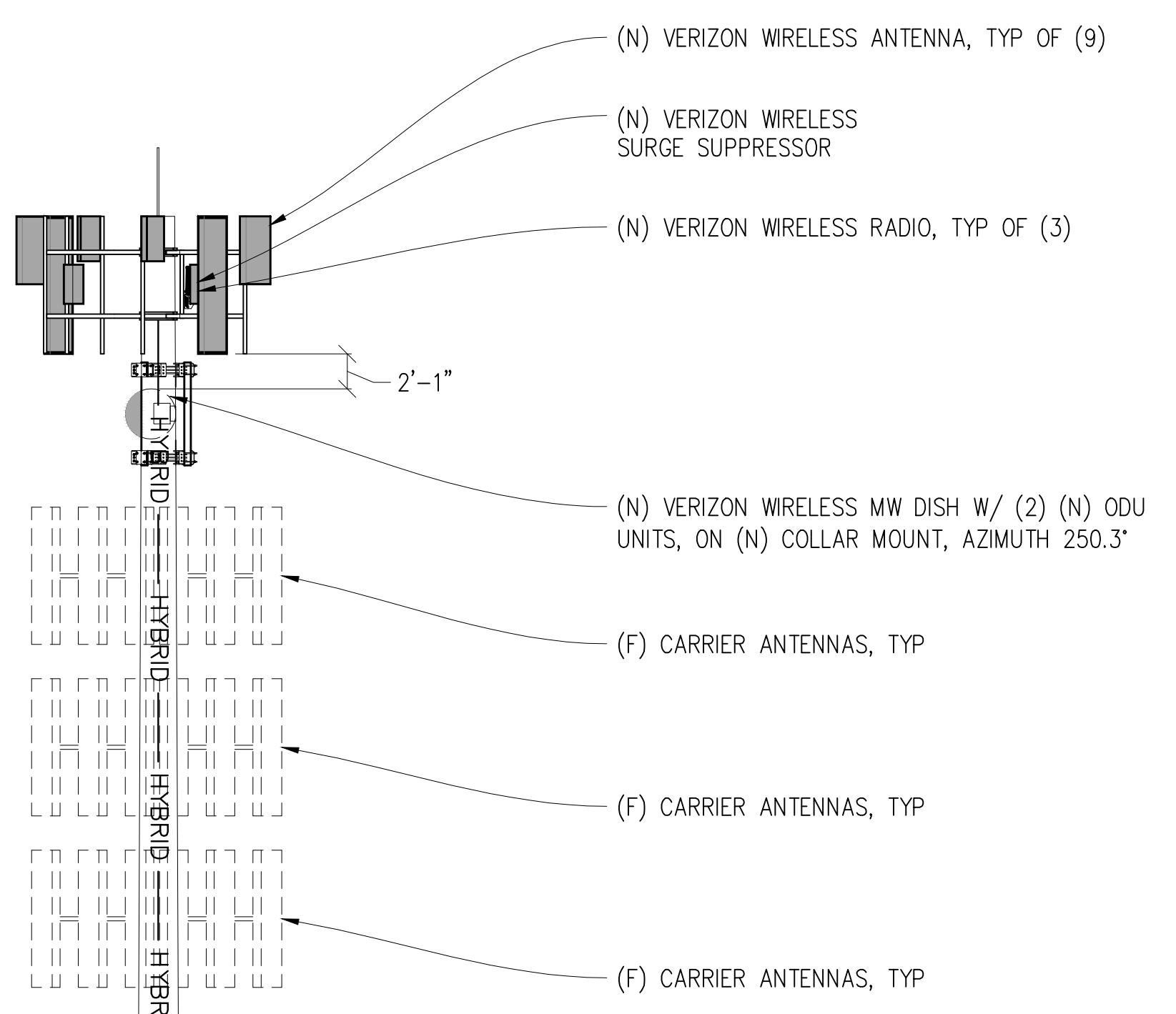
- TOP OF (N) TOWERCO LIGHTNING ROD
±129'-0" A.G.L.
- TOP OF (N) TOWERCO MONOPOLE
±125'-0" A.G.L.
- CENTER OF (N) VERIZON WIRELESS ANTENNAS
±123'-10" A.G.L.
- CENTER OF (N) VERIZON WIRELESS ANTENNAS
±123'-0" A.G.L.
- CENTER OF (N) VERIZON WIRELESS ANTENNAS
±121'-0" A.G.L.
- CENTER OF (N) VERIZON WIRELESS MICROWAVE DISH
±113'-6" A.G.L.
- CENTER OF (F) CARRIER ANTENNAS
±104'-0" A.G.L.
- CENTER OF (F) CARRIER ANTENNAS
±94'-0" A.G.L.
- CENTER OF (F) CARRIER ANTENNAS
±84'-0" A.G.L.



(N) EAST ELEVATION

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'



3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-560-1930
E-Mail: kevin@streamlineengineering.com Fax: 916-560-1941

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Issued For:

CHESTER HIGH

881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR



Vendor:



TOWERCO SITE ID: CA0714
MDG LOCATION ID: 5000918324
VZW PROJECT ID: 17372457
DRAWN BY: FS
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS

5	06/02/25	CLIENT REV	S.D.
△	04/25/25	CLIENT REV	S.D.
3	02/25/25	CLIENT REV	S.D.
△	02/03/25	CLIENT REV	S.D.
△	01/10/25	CLIENT REV	S.D.
1	12/10/24	ZD 100%	S.D.
0	11/08/24	ZD 90%	FS
	REV	DATE	DESCRIPTION
			CAD

Licensee:

PRELIMINARY:
NOT FOR
CONSTRUCTION
KEVIN R. SORENSEN
S4469

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DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

Engineer:

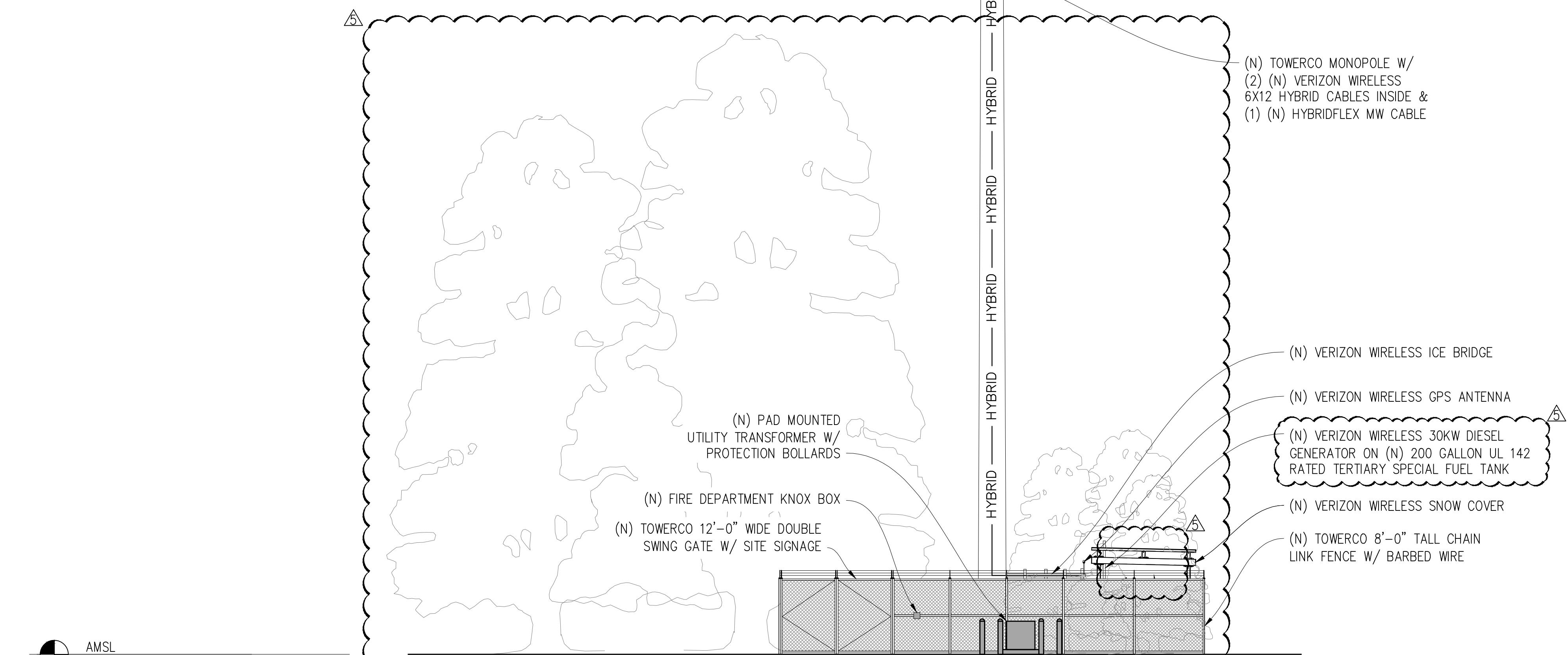
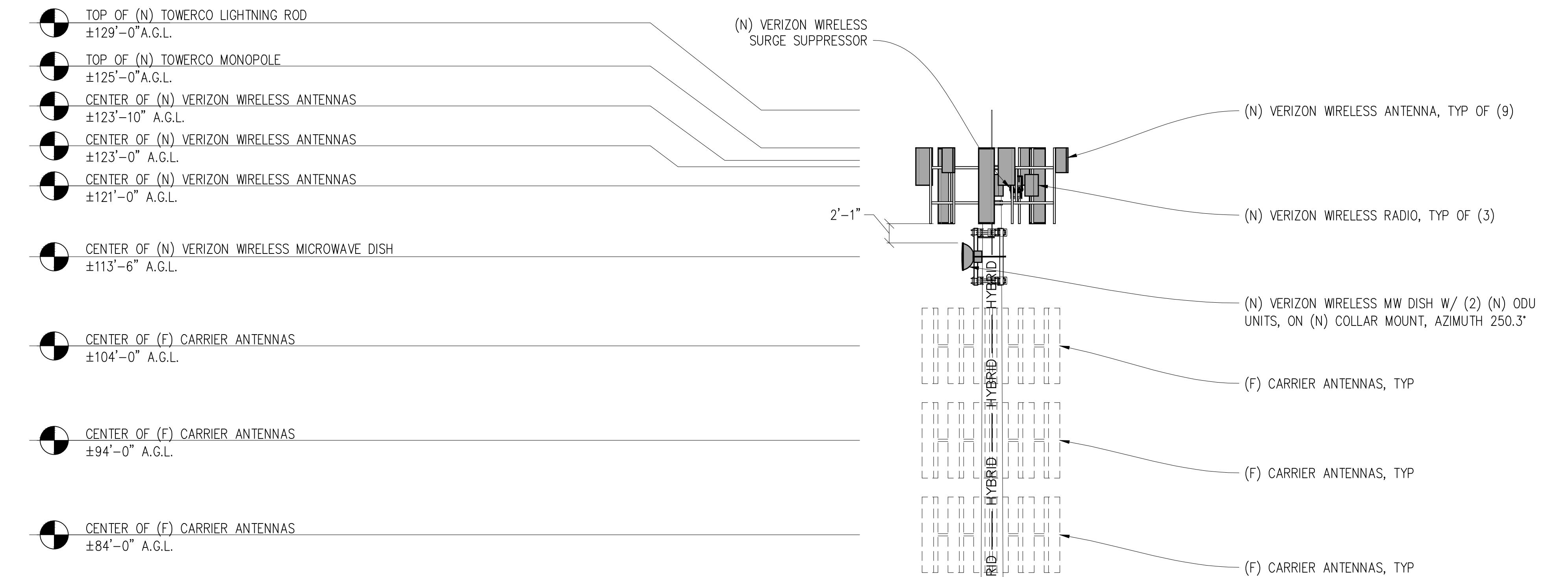


SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-3.2



AMSL
0'-0"

(N) SOUTH ELEVATION
1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-560-1930
E-Mail: kevin@streamlineengineering.com Fax: 916-560-1941
THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL BE READ AS THE CONTRACTOR'S AGREEMENT AND CONSENT TO THE SAME. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONTRACTOR AND SHALL NOT BE RECORDED OR COPIED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONTRACTOR AND SHALL NOT BE RECORDED OR COPIED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONTRACTOR AND SHALL NOT BE RECORDED OR COPIED.

Issued For:
CHESTER HIGH
881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR
TowerCo
EMPOWERING connectivity

Vendor:
COMPLETE
Wireless Consulting, Inc.

TOWERCO SITE ID: CA0714
MDG LOCATION ID: 5000918324
VZW PROJECT ID: 17372457
DRAWN BY: FS
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS

5	06/02/25	CLIENT REV	S.D.
△	04/25/25	CLIENT REV	S.D.
△	02/25/25	CLIENT REV	S.D.
△	02/03/25	CLIENT REV	S.D.
△	01/10/25	CLIENT REV	S.D.
1	12/10/24	ZD	100% S.D.
0	11/08/24	ZD	90% FS
REV	DATE	DESCRIPTION	CAD

Licensee:
PRELIMINARY: NOT FOR CONSTRUCTION
KEVIN R. SORENSEN
S4469

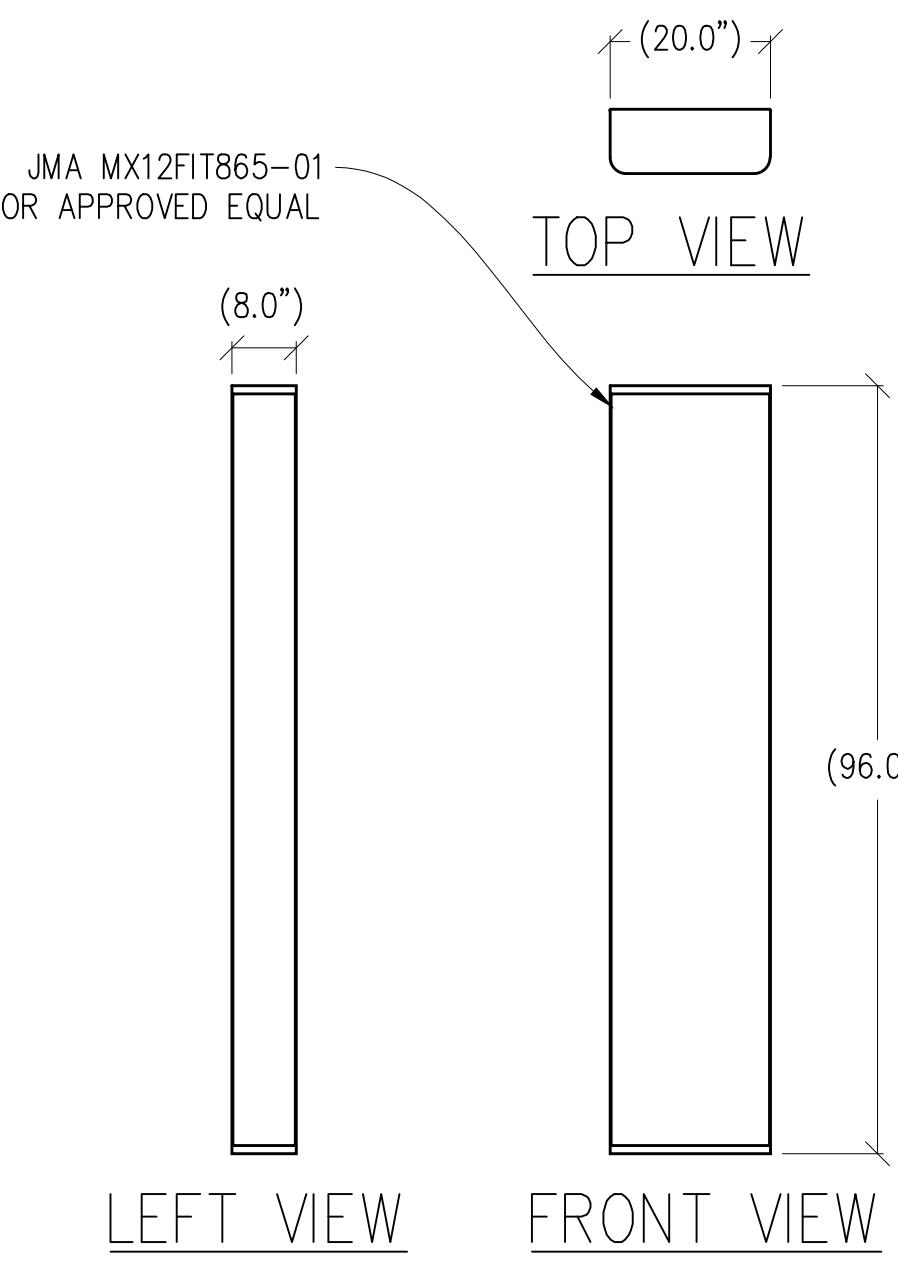
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:
Streamline Engineering
End Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineengineering.com Fax: 916-660-1941

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SHEET TITLE:
ANTENNA DETAILS

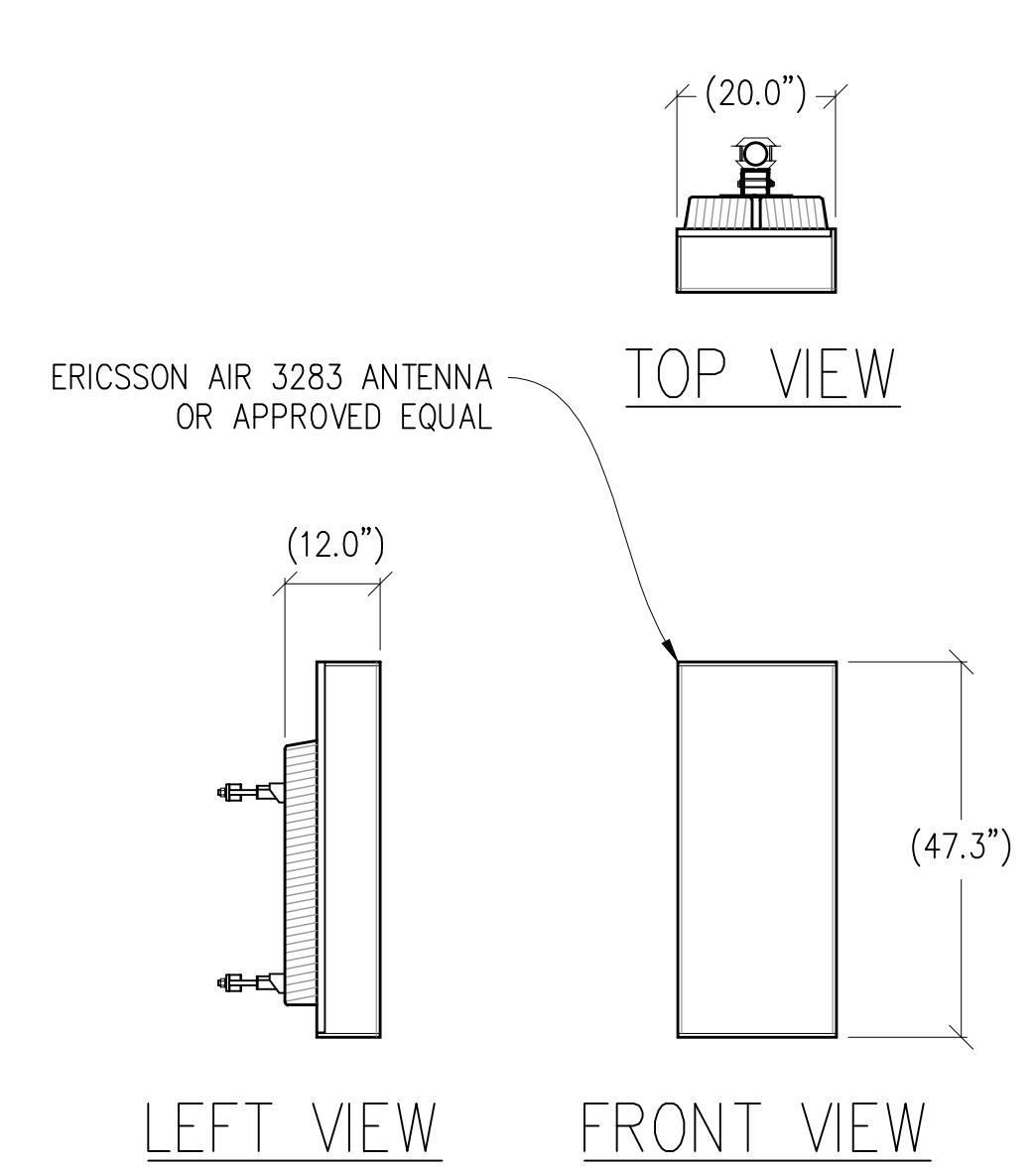
SHEET NUMBER:
A-4.1



ANTENNA DETAIL

1 $\frac{1}{2}'' = 1'-0''$

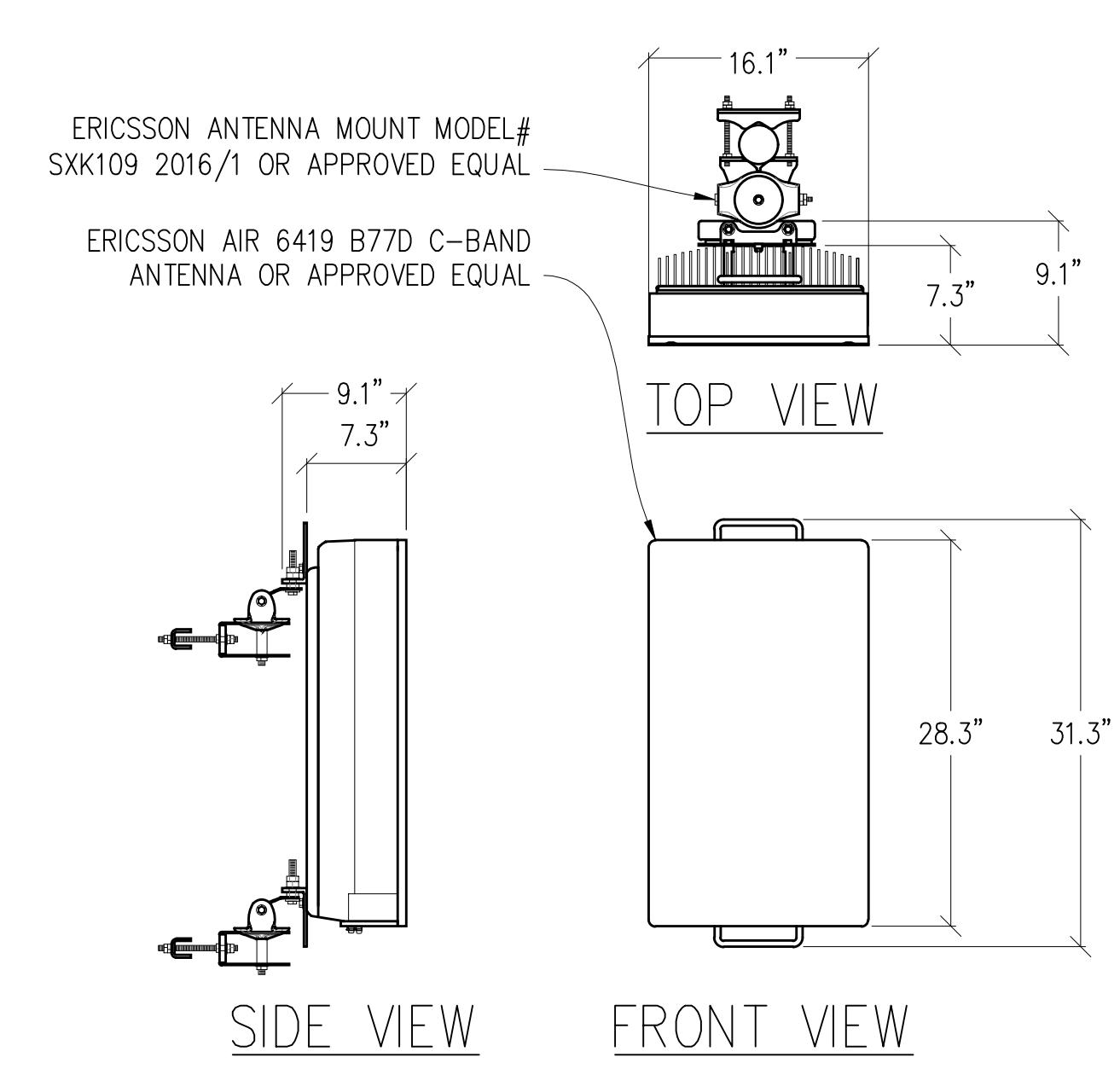
MAX WEIGHT: 103 LBS



ANTENNA DETAIL

2 $\frac{1}{2}'' = 1'-0''$

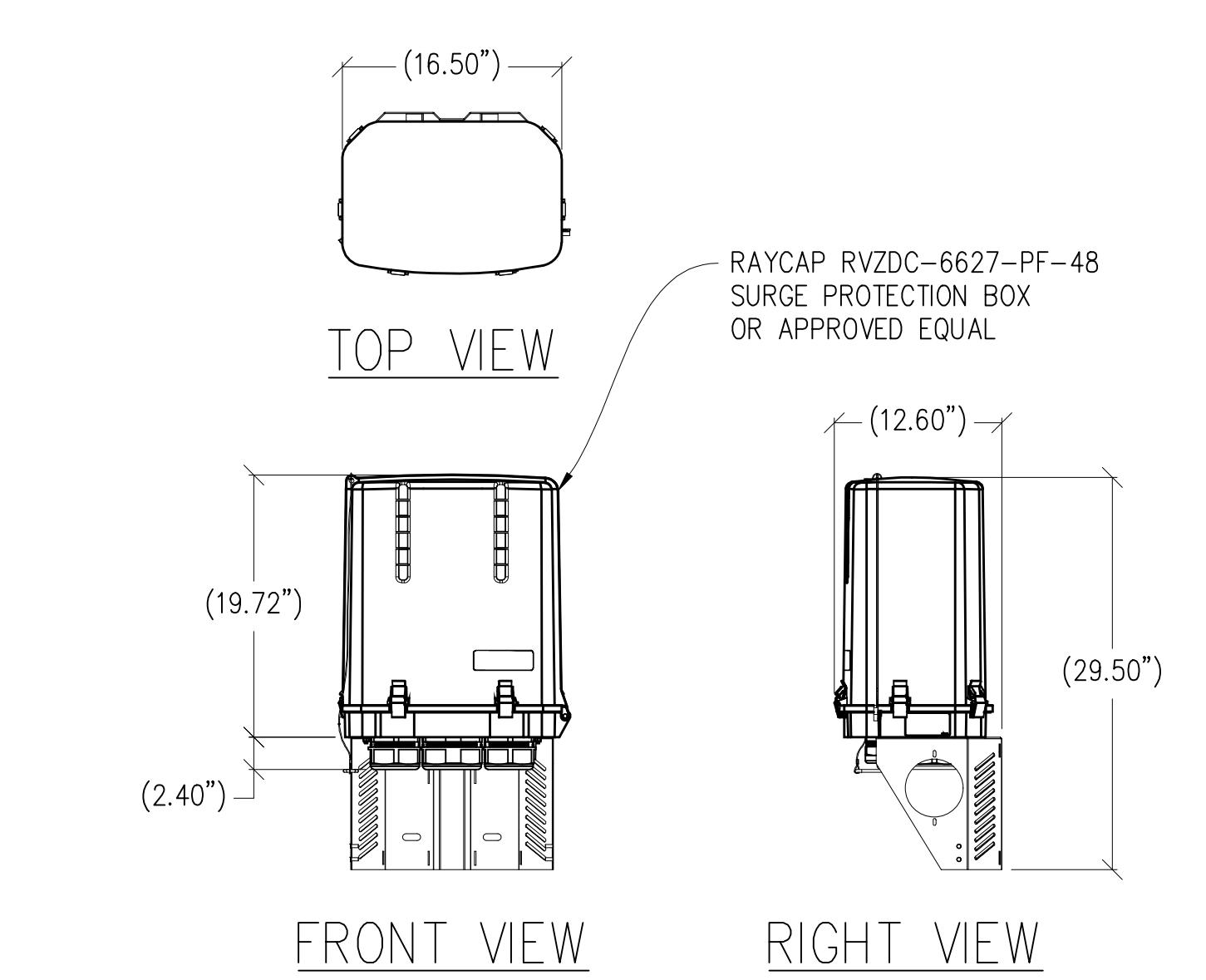
WEIGHT: 110 LBS



ANTENNA DETAIL

3 $1'' = 1'-0''$

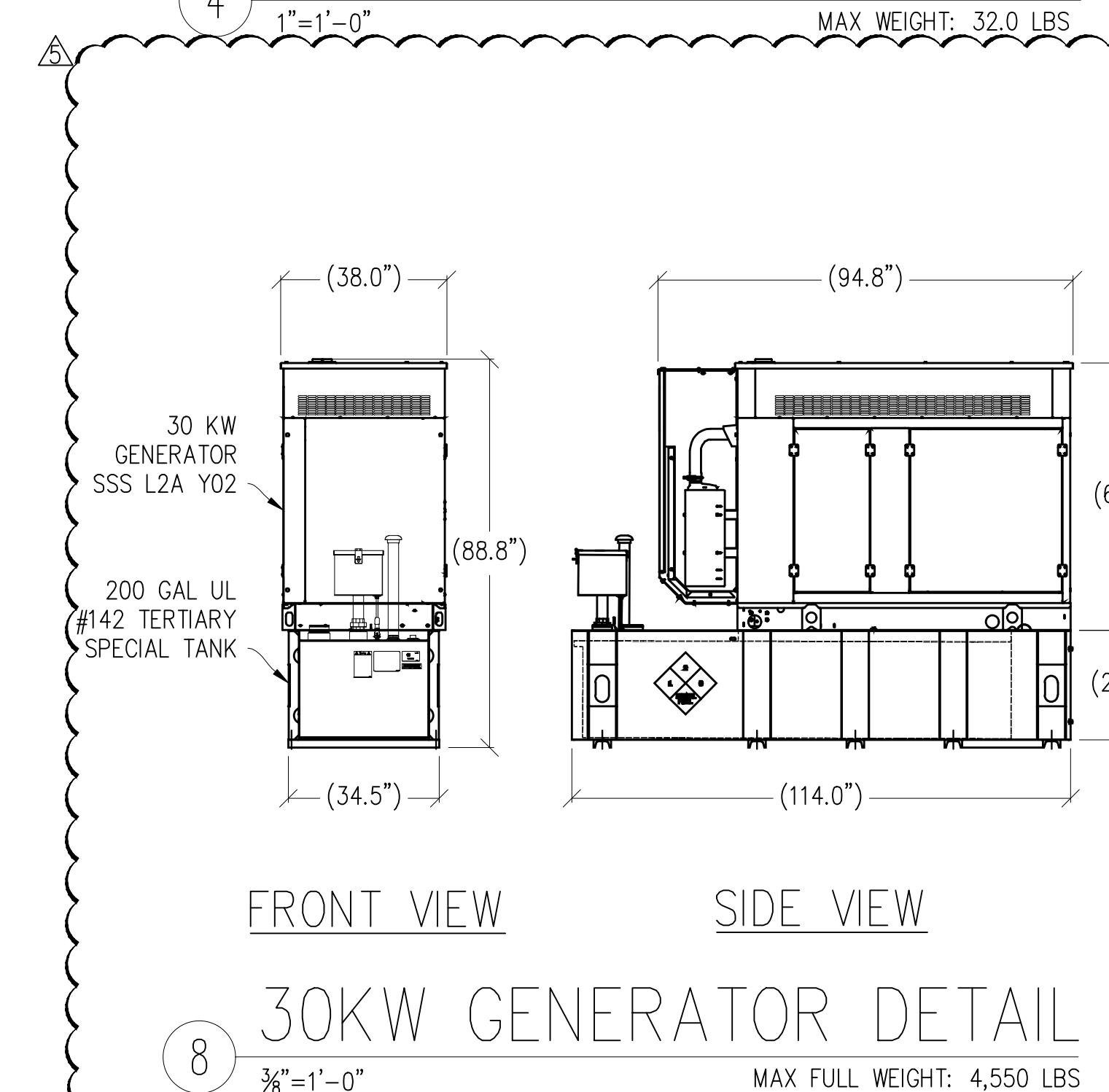
MAX WEIGHT: 64 LBS



SURGE PROTECTION BOX

4 $1'' = 1'-0''$

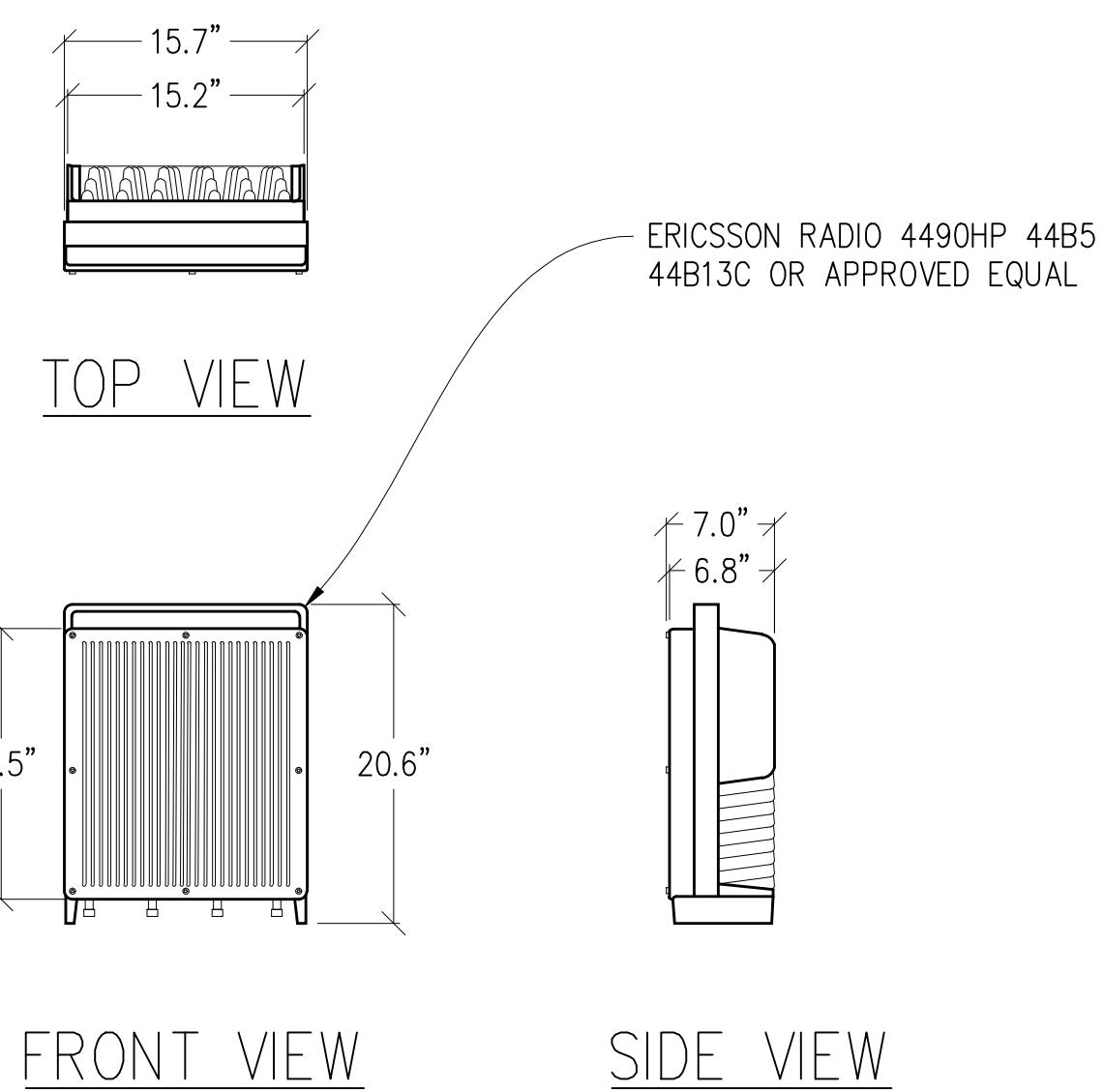
MAX WEIGHT: 32.0 LBS



30KW GENERATOR DETAIL

8 $\frac{3}{8}'' = 1'-0''$

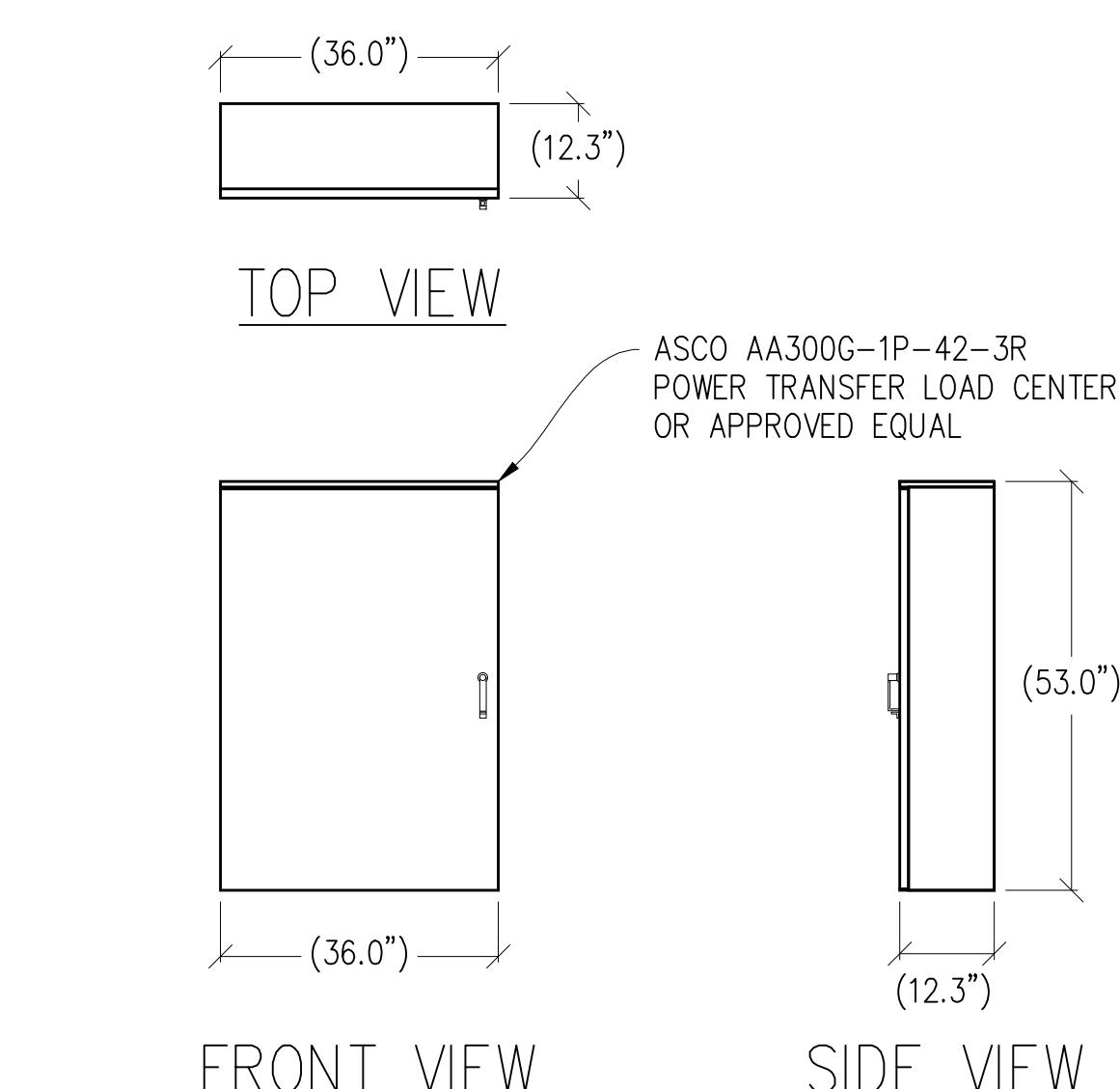
MAX FULL WEIGHT: 4,550 LBS



RADIO 4490HP DETAIL

5 $1'' = 1'-0''$

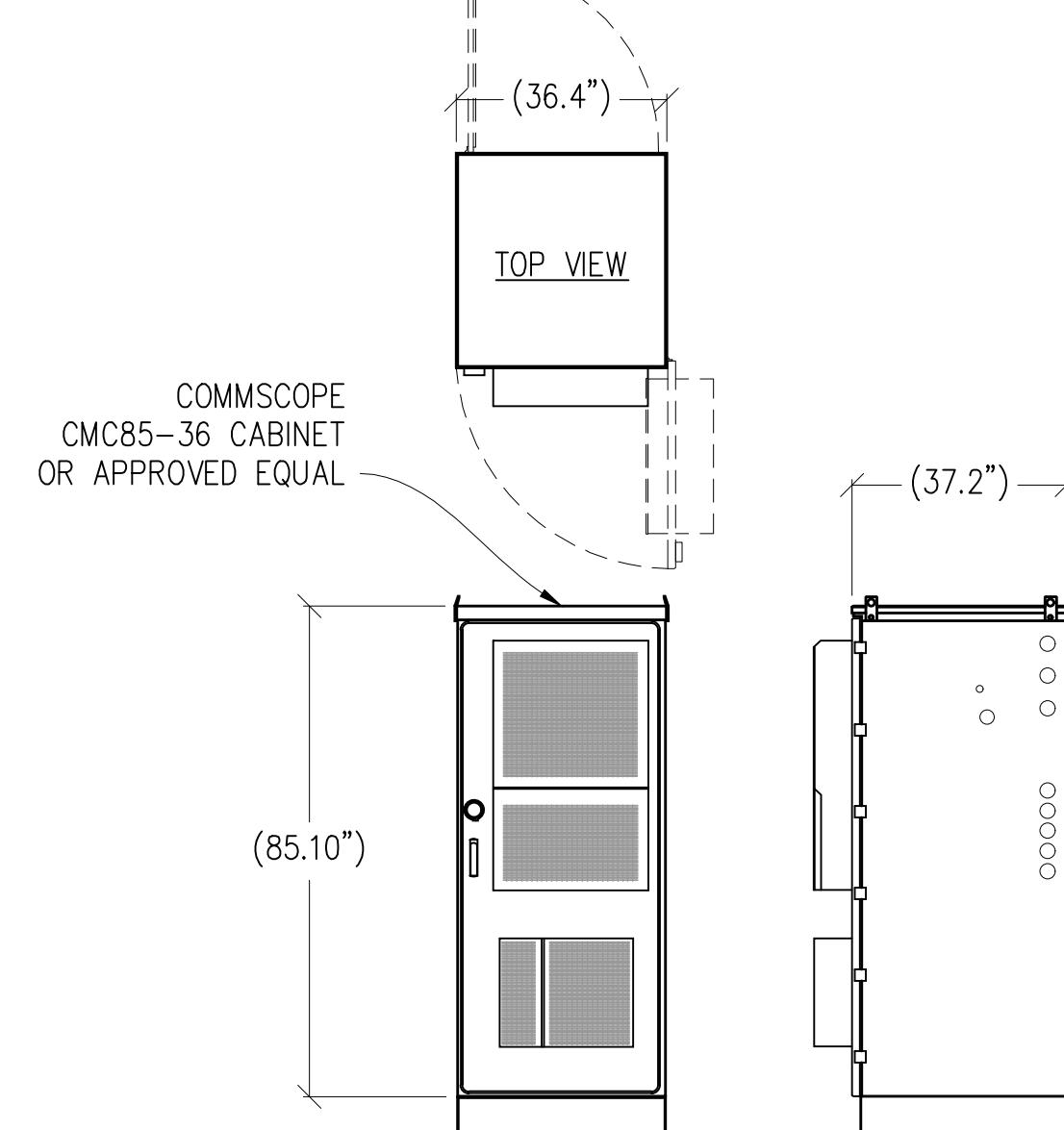
MAX WEIGHT: 68.4 LBS



ILC CABINET DETAIL

6 $\frac{1}{2}'' = 1'-0''$

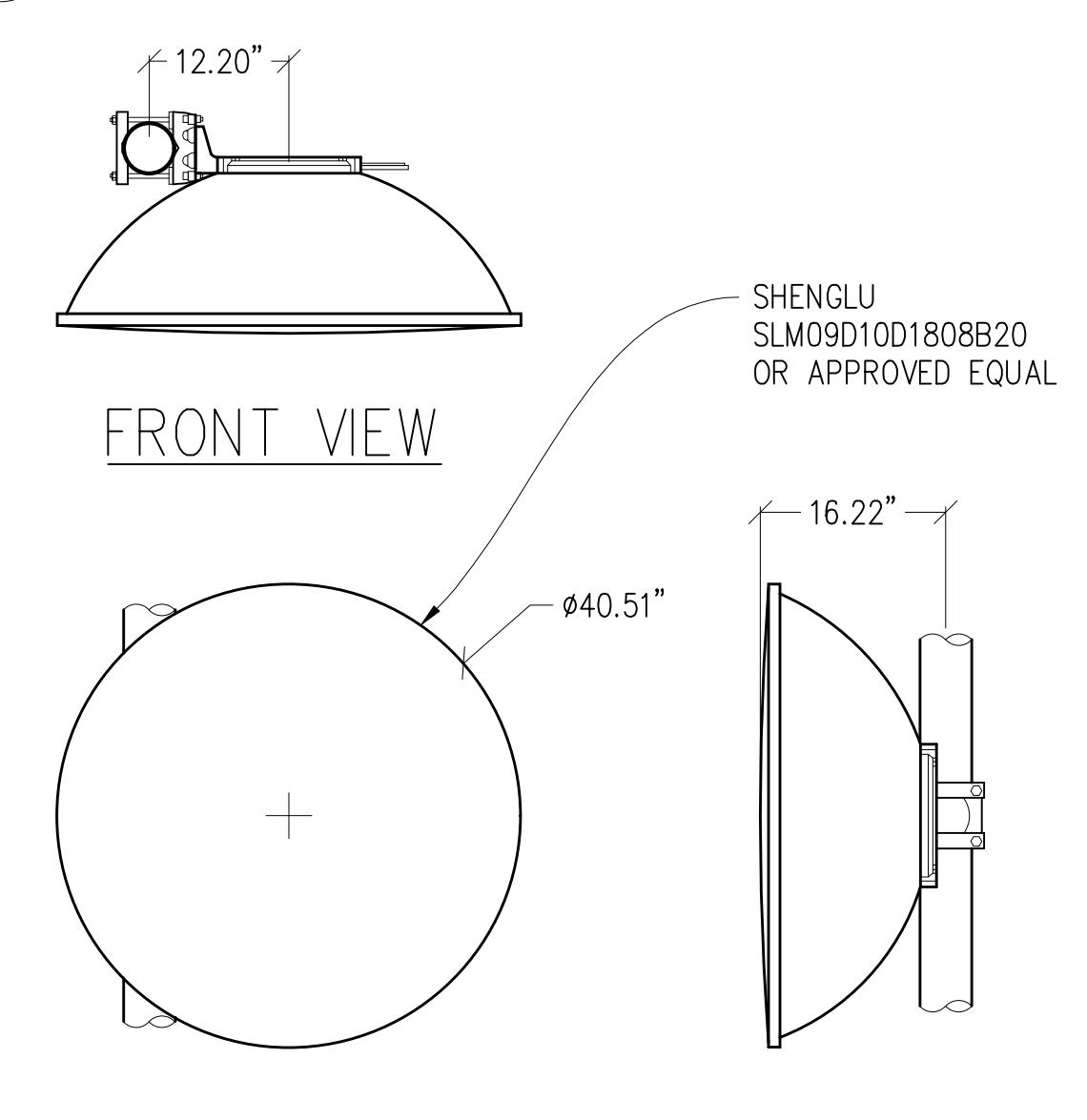
MAX WEIGHT: 210 LBS



CABINET DETAIL

7 $\frac{3}{8}'' = 1'-0''$

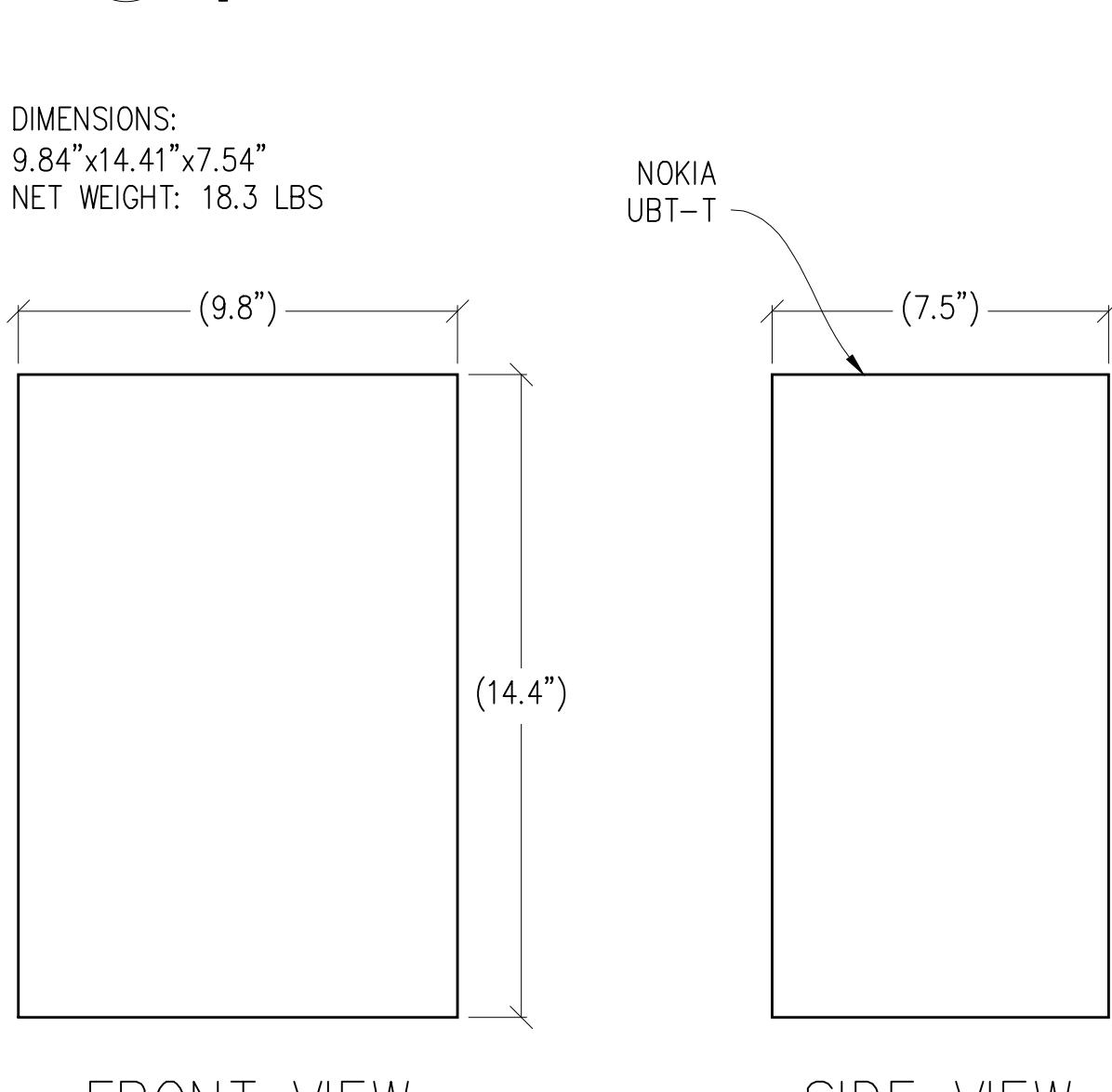
MAX WEIGHT: 2352 LBS



MICROWAVE DETAIL

9 $\frac{3}{4}'' = 1'-0''$

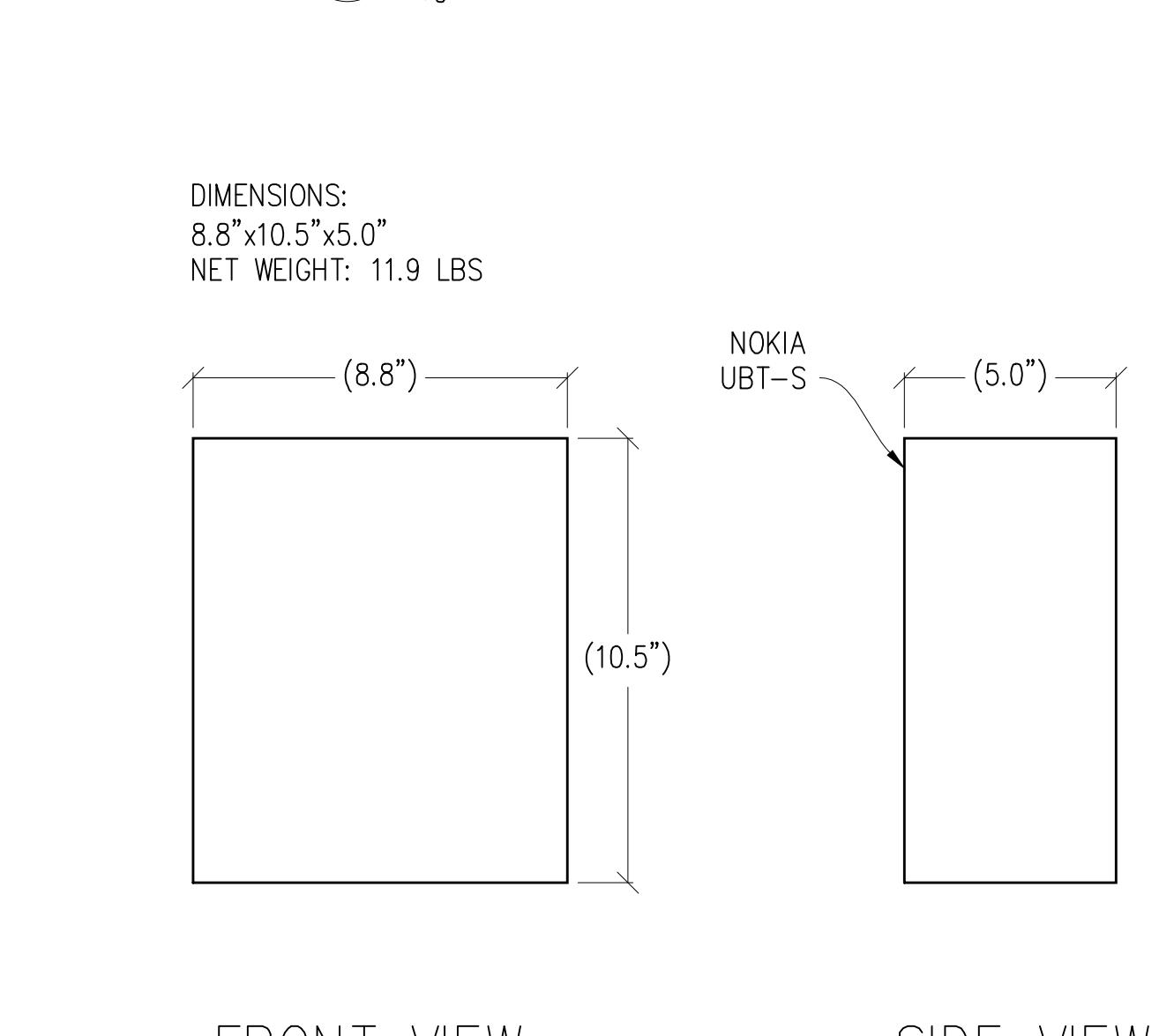
MAX WEIGHT: 49.16 LBS



ODU DETAIL

10 $3'' = 1'-0''$

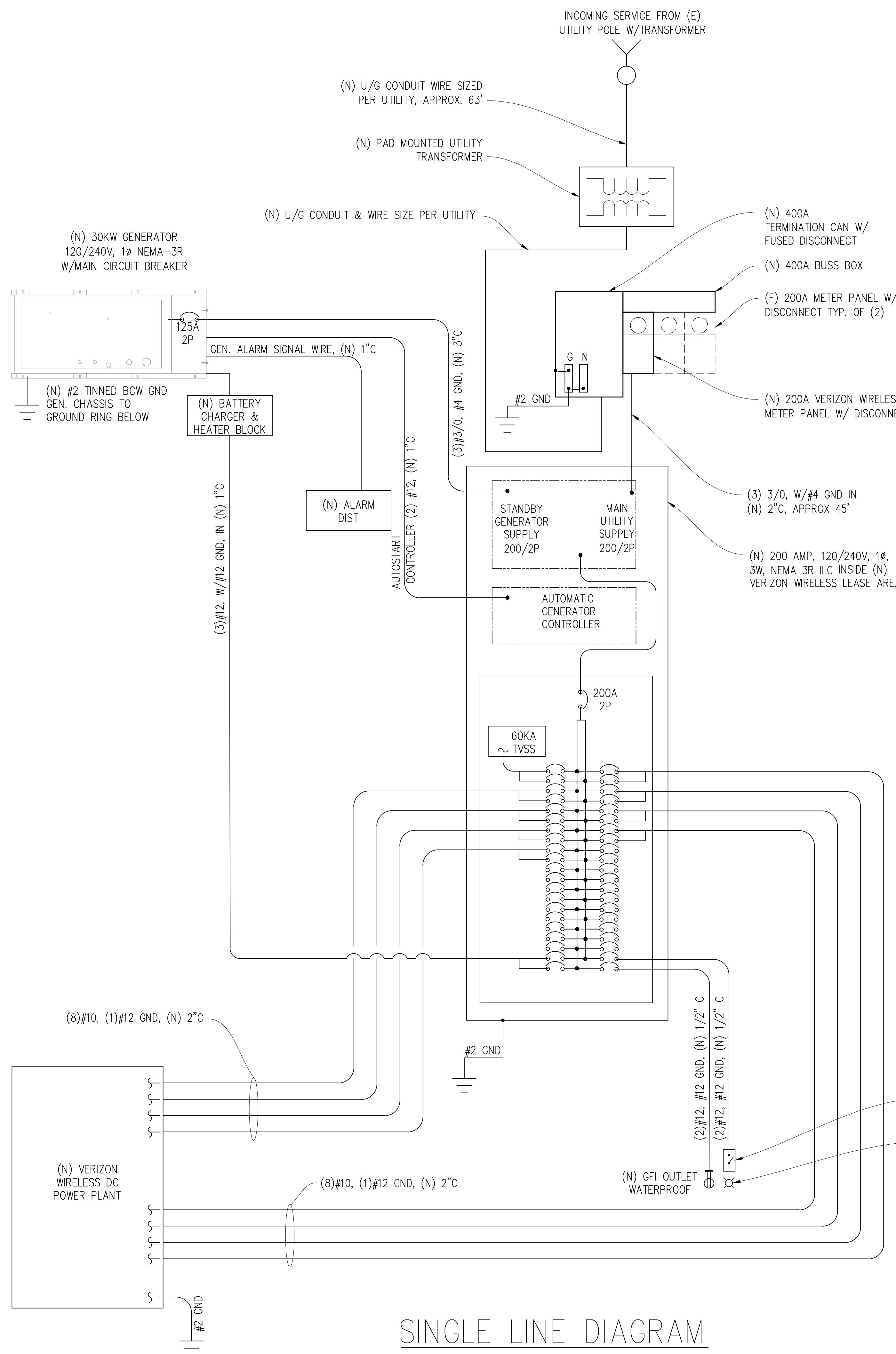
MAX WEIGHT: 18.3 LBS



ODU DETAIL

11 $3'' = 1'-0''$

MAX WEIGHT: 11.9 LBS



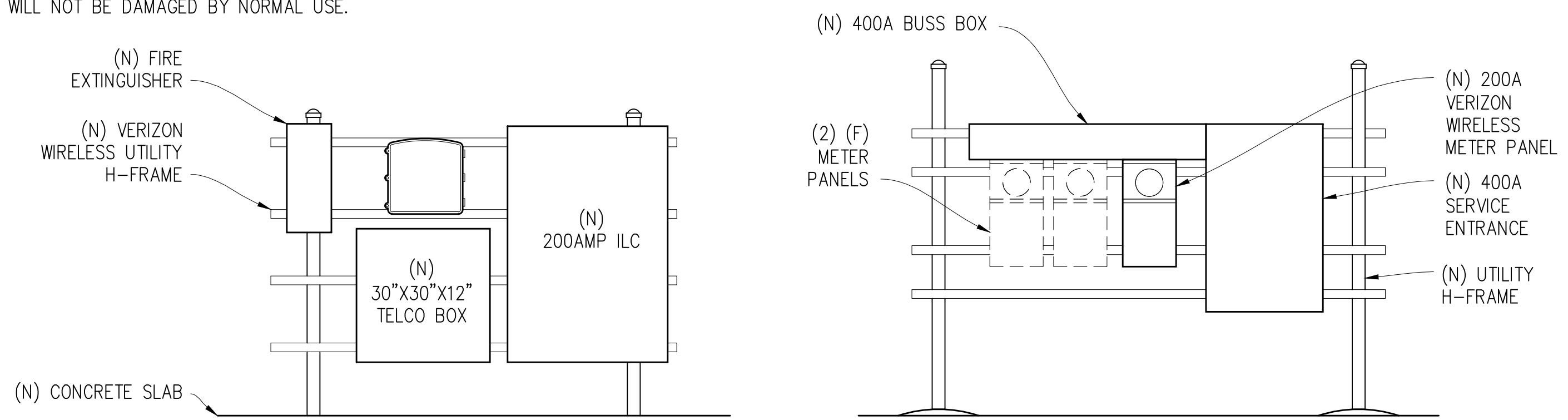
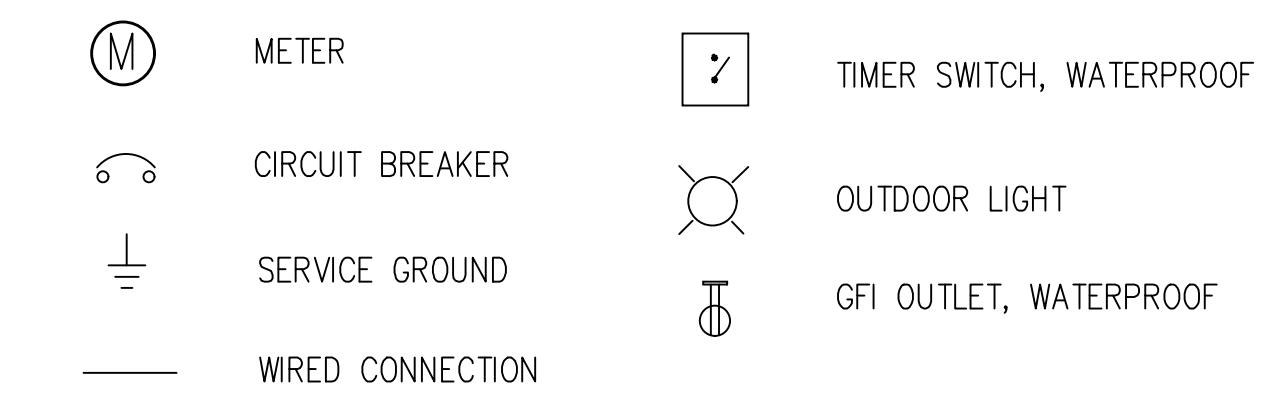
ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2022 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
 - B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
 - C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
 - D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

ELECTRICAL LABELING REQUIREMENTS

1. CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFM'R'S, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
2. ALL PANELS, XFM'R'S AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFM'R'S, AND "FED FROM" DATA.
3. ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
4. ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
5. ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'..." WHERE X IS/ARE THE BREAKER#(S). CONDUITS EXITING XFM'R'S SHALL BE LABELED "FEEDER TO <PANEL DEVICE>", E.G. "FEEDER TO PANEL <panel name>". CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM..." & TO PANEL/XFM'R/..."DATA.
6. "FED FROM: DATA = <panel name> <brkr#> EG: "PANEL X/1,3,5")

ELECTRIC LEGEND



UTILITY ELEVATIONS

PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 22,000			VOLTS: 120V/240V, 1Ø		
LOCATION : OUTSIDE			BUS AMPS: 200A			MAIN CB: 200A		
MOUNTING : H-FRAME								
ØA	ØB	LOAD VA	LOAD VA	LOAD DESCRIPTION	BKR AMP/POLE	CIRCUIT NO	BKR AMP/POLE	LOAD VA
30	30			SURGE ARRESTOR	60/2	1	2	30/2
2292	2292			(N) DC POWER PLANT	30/2	3	4	" "
2292	2292			" "	5	6	30/2	" "
2292	2292			" "	7	8	" "	" "
2292	2292			" "	30/2	9	10	30/2
2292	2292			" "	11	12	" "	" "
2292	2292			" "	30/2	13	14	30/2
2292	2292			" "	15	16	" "	" "
2292	2292			" "	30/2	17	18	BLANK
				" "		19	20	" "
				BLANK		21	22	" "
				" "		23	24	" "
				" "		25	26	" "
				" "		27	28	" "
				" "		29	30	" "
				" "		31	32	" "
				" "		33	34	" "
				" "		35	36	" "
				" "		37	38	" "
1000				(N) GEN. HEATER	20/1	39	40	20/1
300				(N) GEN. BATTERY CHARGER	20/1	41	42	20/1
10198				PHASE TOTALS				GFI RECEPTACLE
TOTAL VA =		38512						180
TOTAL KVA =		38.51		TOTAL AMPS =				PHASE TOTALS
								9348 9468

Issued For:

CHESTER HIGH

881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR



Vendor:



TOWERCO SITE ID:	CA0714
MDG LOCATION ID:	5000918324
VZW PROJECT ID:	17372457
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

5	06/02/25	CLIENT REV	S.D.
4	04/25/25	CLIENT REV	S.D.
3	02/25/25	CLIENT REV	S.D.
4	02/03/25	CLIENT REV	S.D.
1	01/10/24	ZD 100%	S.D.
0	11/08/24	ZD 90%	FS
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ENGINEER:



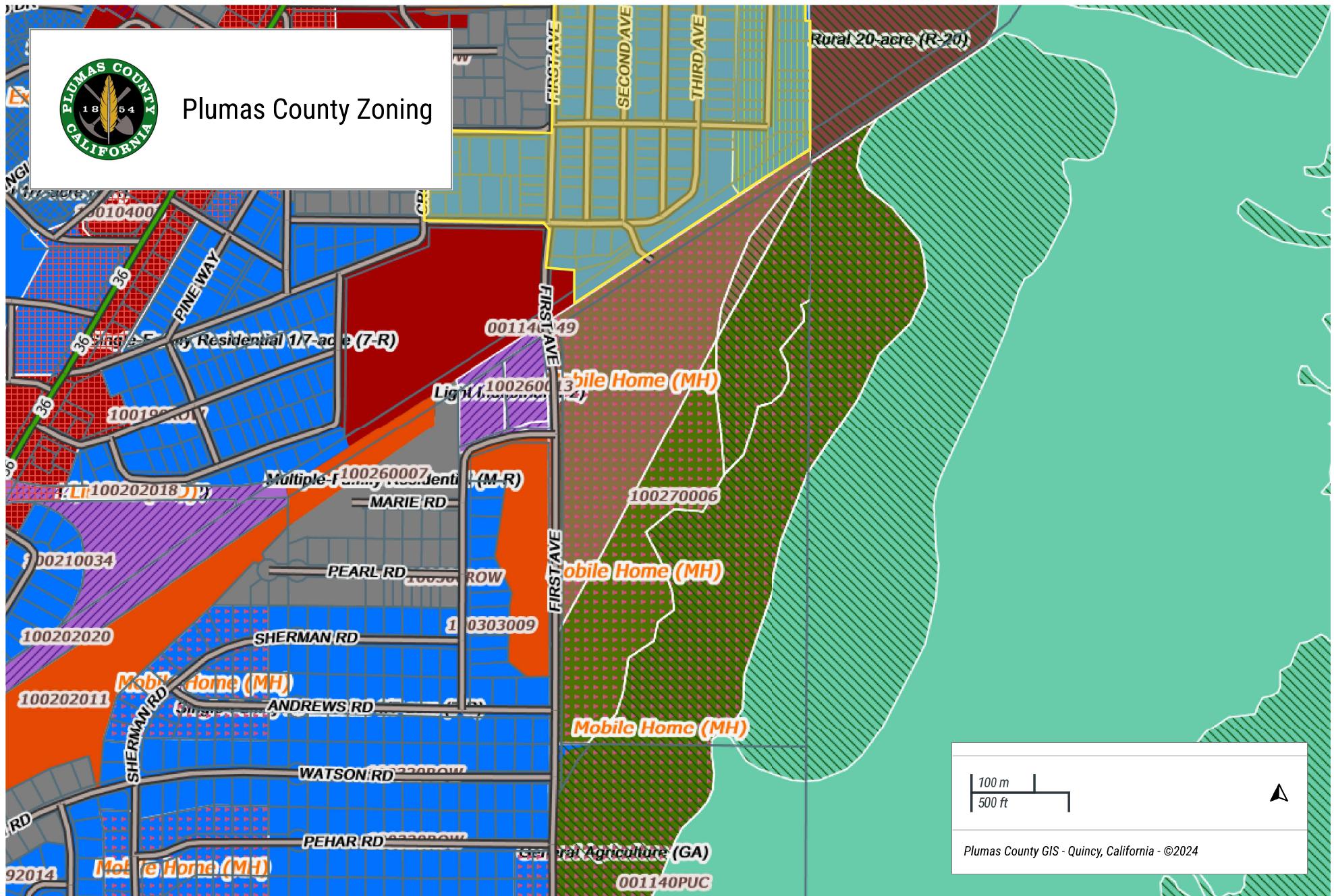
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorenson Phone: 916-660-1941
E-Mail: kevin@streamlineeng.com

SHEET TITLE:

ELECTRICAL
PLAN

SHEET NUMBER:

E-1.1



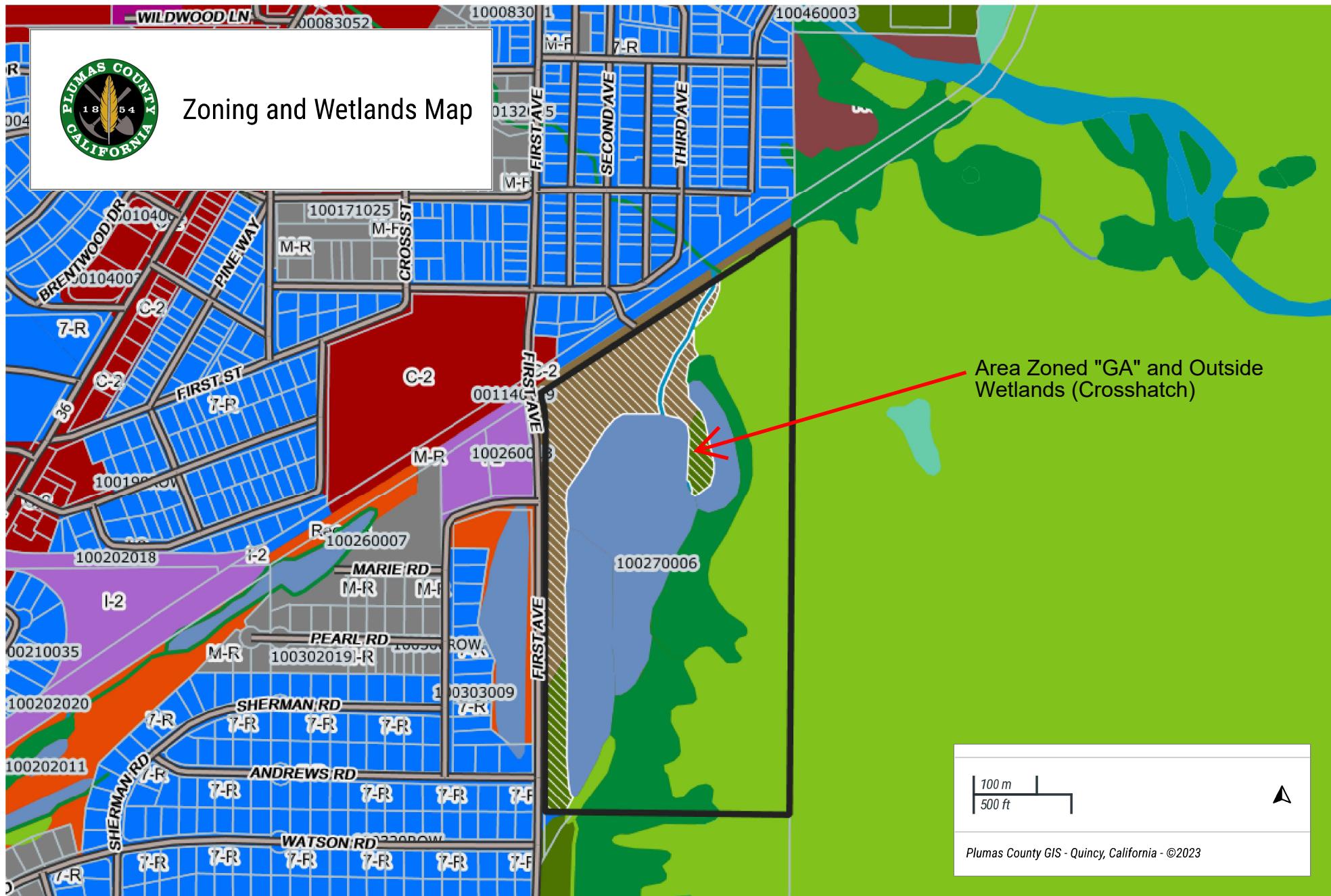


EXHIBIT 3

From: [Hasse, Evan](#)
To: [Evans, Tim](#)
Subject: RE: Preliminary Review and Consultation for Variance V 8-25/26-02; 881 First Avenue, Chester, CA; APN 100-270-006
Date: Monday, September 22, 2025 7:55:58 AM
Attachments: [image001.png](#)

Hi Tim,

Engineering has no comments on this project. Thank you,

Evan Hasse
530.616.5102
530.283.6209 Office

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From: Evans, Tim <TimEvans@countyofplumas.com>
Sent: Friday, September 19, 2025 2:58 PM
To: Evans, Tim <TimEvans@countyofplumas.com>
Cc: Harmon, Amanda <amandaharmon@countyofplumas.com>; Velazquez, Marco <marcovelazquez@countyofplumas.com>
Subject: Preliminary Review and Consultation for Variance V 8-25/26-02; 881 First Avenue, Chester, CA; APN 100-270-006

Good Afternoon,

The Planning Department received a Variance application to allow an increase in the height limit from thirty-five (35) feet to one hundred twenty-nine (129) feet for a telecommunications tower on the subject parcel zoned Rural ("R-10"). The applicant is Complete Wireless Consulting, Inc., and the property owner is Chester Public Utility District. The proposed project is located at 881 First Avenue, Chester, unincorporated Plumas County, CA; APN 100-270-006; T28N/R7E/Sec. 8, MDM.

Attached is information the Planning Department is reviewing on the proposed project to determine if the application is complete, if the proposed project may have a significant effect on the environment, and to request recommendations regarding approval or conditions of approval.

Planning Department staff appreciates any suggestion you can make as to how the project might be modified to reduce or avoid any significant environmental effects, in

addition to any recommendations regarding approval or conditions of approval.

If there is no comment on the proposed project, please simply reply to this email with a “no comment.”

If there is a comment and/or request for more information, please be as specific as possible, as that will assist the Planning Department staff in addressing your comment and/or obtaining the information you are requesting.

Please respond by October 2, 2025. If you intend to respond, but cannot do so by **October 2, 2025**, please call me at (530) 283 - 6207 or email me at TimEvans@countyofplumas.com. Should you have any questions, please let me know.

Thank you for your assistance.

Regards,

Tim Evans
Senior Planner – Extra Help



Plumas County Planning Department
P: (530) 283-6207
timevans@countyofplumas.com

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From: [Thorman, Rob](#)
To: [Evans, Tim](#)
Cc: [Harmon, Amanda](#)
Subject: RE: Preliminary Review and Consultation for Variance V 8-25/26-02; 881 First Avenue, Chester, CA; APN 100-270-006
Date: Monday, September 22, 2025 12:21:01 PM
Attachments: [image001.png](#)

Hi Tim,

I have reviewed and have no comments on the new 881 First Ave telecommunications tower.

Rob Thorman P.E.

Public Works Director

Phone: 530-283-6495

Email: RobThorman@countyofplumas.com

1834 E Main Street

Quincy, CA 95971

www.PlumasCounty.us

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From: Evans, Tim <TimEvans@countyofplumas.com>

Sent: Friday, September 19, 2025 2:58 PM

To: Evans, Tim <TimEvans@countyofplumas.com>

Cc: Harmon, Amanda <amandaharmon@countyofplumas.com>; Velazquez, Marco <marcovelazquez@countyofplumas.com>

Subject: Preliminary Review and Consultation for Variance V 8-25/26-02; 881 First Avenue, Chester, CA; APN 100-270-006

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Thank you for your assistance.

Regards,

Tim Evans
Senior Planner – Extra Help



Plumas County Planning Department
P: (530) 283-6207
timevans@countyofplumas.com

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DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Lassen-Modoc Unit
697-345 Highway 36
Susanville, CA 93610
530-257-8520



Date: October 23, 2025

881 First Avenue
Chester, CA 96020

RE: Reply to Variance
Subject: Project comments
APN: 100-270-006
PDN:
Address: 881 First Avenue, Chester CA 96020

Mr. Evans,

I have conducted a review of the above project per request.

Based on the current information provided, CAL FIRE has no comment other than following, all applicable sections of the current State Fire Safe Regulations found in Public Resource code 4290 shall be applied.

Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

Respectfully,

Erik Hansen
Fire Captain-LMU-Plumas County
697-345 Highway 36
Susanville, CA 96130
(530) 250-7753 cell

From: [Coelho, Michael](#)
To: [Evans, Tim](#)
Cc: [Harmon, Amanda](#); [Velazquez, Marco](#)
Subject: Re: Preliminary Review and Consultation for Variance V 8-25/26-02; 881 First Avenue, Chester, CA; APN 100-270-006
Date: Thursday, September 25, 2025 1:59:21 PM
Attachments: [image001.png](#)
[Outlook-qicn1uf4.png](#)

No Comment

Michael V. Coelho

Building Services Director

Building Official



Plumas County Building Department
P: (530) 283-6206
michaelcoelho@countyofplumas.com

I repeat... that all power is a trust; that we are accountable for its exercise; that from the people and for the people all springs, and all must exist.

-Benjamin Disraeli

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Sent: Friday, September 19, 2025 2:57 PM
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Cc: Harmon, Amanda <amandaharmon@countyofplumas.com>; Velazquez, Marco <marcovelazquez@countyofplumas.com>
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Attached is information the Planning Department is reviewing on the proposed project to determine if the application is complete, if the proposed project may have a significant effect on the environment, and to request recommendations regarding approval or conditions of approval.

Planning Department staff appreciates any suggestion you can make as to how the project might be modified to reduce or avoid any significant environmental effects, in addition to any recommendations regarding approval or conditions of approval.

If there is no comment on the proposed project, please simply reply to this email with a “no comment.”

If there is a comment and/or request for more information, please be as specific as possible, as that will assist the Planning Department staff in addressing your comment and/or obtaining the information you are requesting.

Please respond by October 2, 2025. If you intend to respond, but cannot do so by **October 2, 2025**, please call me at (530) 283 - 6207 or email me at TimEvans@countyofplumas.com. Should you have any questions, please let me know.

Thank you for your assistance.

Regards,

Tim Evans
Senior Planner – Extra Help



Plumas County Planning Department

P: (530) 283-6207

timevans@countyofplumas.com

Confidentiality: This message is intended for the sole use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please notify the sender immediately.

From: Houser_Ivan@CALFIRE
To: Evans_Tim
Cc: Hansen_Erik@CALFIRE
Subject: RE: Preliminary Review and Consultation for Variance V 8-25/26-02; 881 First Avenue, Chester, CA; APN 100-270-006
Date: Monday, September 29, 2025 2:32:38 PM
Attachments: [image001.png](#)

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No comment from Resource Management CAL FIRE.

**Ivan Houser
CAL FIRE**

From: Evans, Tim <TimEvans@countyofplumas.com>
Sent: Friday, September 19, 2025 2:58 PM
To: Evans, Tim <TimEvans@countyofplumas.com>
Cc: Harmon, Amanda <amandaharmon@countyofplumas.com>; Velazquez, Marco <marcovelazquez@countyofplumas.com>
Subject: Preliminary Review and Consultation for Variance V 8-25/26-02; 881 First Avenue, Chester, CA; APN 100-270-006

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Memo to File

Date: 10/15/2025

To: File

From: Tim Evans, Senior Planner

RE: Comment from Chester Public Utility District concerning Special Use Permit U

Comment was received by phone from Chester Public Utility District regarding Special Use Permit U 3-24/25-07 and Variance V 8-25/26-02. The comment provided was that Chester Public Utility District has no comments on either application.



Central Valley Regional Water Quality Control Board

22 October 2025

Tim Evans
Plumas County Planning Department
555 Main Street
Quincy, CA 95971

COMMENTS ON VARIANCE APPLICATION V 8-25/26-02, APN NUMBER 100-270-006, CHESTER, PLUMAS COUNTY

On 15 October 2025, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) received your request for comments on Variance Application V 8-25/26-02.

The proposed project consists of the construction of a 129-foot-tall monopole tower within a 70' x45' fenced communication compound. Verizon's proposed equipment cabinets and an emergency backup generator will be placed on a concrete pad within the fenced compound. A total of nine antennas and one microwave dish will be installed. The Project site is located at 881 First Avenue in Chester, CA.

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

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [NPDES 2022 Construction Stormwater General Permit | California State Water Resources Control Board](#)

(https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html).

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: mr

cc: Amanda Harmon, Plumas County Planning Department, Quincy