




ZONING ADMINISTRATOR STAFF REPORT

TO: Tracey Ferguson, Zoning Administrator

FROM: Tim Evans, Senior Planner – Extra Help 

MEETING DATE: November 6, 2025

SUBJECT: Public Hearing
Special Use Permit
U 3-24/25-07

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")

FEMA FLOOD ZONE: Zone "A" - 100-year Floodplain; Zone "X" - Outside the 100-year Floodplain

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 an unmanned telecommunications facility, which includes a 129-foot monopole and supporting equipment within a 2,475-square-foot lease area on the 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.

The applicant provided detailed rationale with the variance application concerning the special circumstances – wetlands – on the property forcing the proposed telecommunications facility to be sited within the "R-10" zoning.

However, 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 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 portion zoned "GA" and outside the wetlands.

Therefore, until a recommendation can be made and action taken on the variance, a recommendation cannot be made and action cannot be taken on the special use permit as without approval of the variance to allow the 129-foot monopole, the proposed telecommunications facility would not be compliant with Plumas County Code and the use would not be permitted.

GENERAL PLAN LAND USE:

The project site has a General Plan Land Use designation (Exhibit 2) of Rural Residential, Agriculture and Grazing, and Lake. The purpose of the Rural Residential, Agriculture and Grazing, and Lake land use designations as set forth in the Plumas County 2035 General Plan are:

"The Suburban, Secondary Suburban and Rural Residential designation allows for single family homes at lower densities than Single or Multiple Family Residential. In addition to miscellaneous compatible uses, these designations allow a range of limited agriculturally-oriented uses, such as horticulture, and keeping of farm animals."

"The Agricultural Preserve and the Agriculture and Grazing designations are intended to protect and support agriculture as a productive use of resource lands, for the continuation of a diversified economy, for the maintenance of the County's rural character, for the protection of scenic, natural and recreational resources, and as a defining characteristic of the County's quality of life."

The Agricultural Preserve and the Agriculture and Grazing designations allow for a broad range of agricultural uses, agricultural support services, and compatible uses. Examples of compatible uses are agricultural commercial uses, agricultural industrial uses, direct product sales, processing, farm-based tourism, back-country ski touring and snowshoeing, destination hunting, fishing and wildlife viewing, agricultural research and farm worker housing, subject to appropriate design review and development standards."

"The purpose of the Lake designation is to provide for the utilization and management of water resources. Examples of permitted uses are water impoundment, hydroelectric generation, grazing, timber and wildlife management, boat ramps, docks and marinas."

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.

A "telecommunications facility" use is a permitted use in the "R-10" zoning subject to the issuance of a special use permit. Pursuant to Plumas County Code Section 9-2.4102 – Definitions, a "telecommunications facility" use is defined as the following:

"Facility or telecommunications facilities or telecommunications facility has the same meaning as in Federal Standard 1037C, as may be amended:

(i)A fixed, mobile, or transportable structure, including (a) all installed electrical and electronic wiring, cabling, and equipment and (b) all supporting structures, such as utility, ground network, and electrical supporting structures.

(ii)A network-provided service to users or the network operating administration.

(iii)A transmission pathway and associated equipment.

(iv)In a protocol applicable to a data unit, such as a block or frame, an additional item of information or a constraint encoded within the protocol to provide the required control.

(v)A real property entity consisting of one or more of the following: a building, a structure, a utility system, pavement, and underlying land."

Plumas County Code Section 9-2.1702. – Uses (R-10) sets forth the uses permitted in the R-10 zoning and Section 9-2.1702(d) applies to this application:

(d)Telecommunications facilities in the Rural Zone (R-10) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

To address the special use permit requirement for the proposed location, Complete Wireless Consulting, Inc., on behalf of TowerCo LLC and Verizon Wireless, submitted a completed special use permit application (Exhibit 1), including a site plan, on March 6, 2025.

A special use permit is required by various zones for certain uses when there is a potential to be socially, economically, or environmentally incompatible with the surrounding area. A special use permit may be granted with the requirement that certain conditions are met, which conditions are to prevent material damages to adjacent properties, and to provide suitable safeguards to ensure social, economic, and environmental compatibility with the surrounding area. Social compatibility is determined through the notification portion of the project review process and public hearing.

The subject parcel is partially located within Airport Influence Area ("AIA") Safety Compatibility Zone 6 (Traffic Pattern Zone) of Rogers Field Airport (Exhibit 3). Comparing the site plan to the Rogers Field Airport Influence Area map (Exhibit 3), reveals that the proposed site is located outside of Airport Influence Area ("AIA") Safety Compatibility Zone 6.

As shown on the FEMA Flood Map (Exhibit 4), the subject property is partially located within Zone "A" Special Flood Hazard Area (100-year Floodplain) and Zone "X" (Outside the 100-year and 500-year Floodplain). Comparing the FEMA Flood Map to the site plan (Exhibit 4) received on June 17, 2025, no development would occur within the Zone "A" Special Flood Hazard Area – all development is proposed within Zone "X" and no conditions of approval are required.

The subject property is partially zoned Special Plan Scenic Area ("SP-ScA") and is located within the Johnson fields-North Causeway Scenic Area. However, the proposed site is not located on the portion of the property that is zoned "SP-ScA".

2035 GENERAL PLAN EVALUATION:

The following are the relevant policies from the 2035 Plumas County General Plan:

Policy	Brief Policy Description	Complies	Staff Comment
Land Use (LU) Element Policy 1.1.1 Future Development	The County shall require future residential, commercial and industrial development to be located adjacent to or within existing Planning Areas; areas identified on Plumas County's General Plan Land Use Maps as Towns, Communities, Rural Areas or Master Planned Communities in order to maintain Plumas County's rural character with compact and walkable communities.	Yes	Although the subject property is not located within a planning area, it is adjacent to the Town of Chester.
Noise (N) Element Policy 3.1.2 Sensitive Land Uses	The County shall identify "noise sensitive areas" including residences, hospitals, convalescent homes, schools, and churches.	Yes	The proposed project is a telecommunications facility, which is not known to cause noise. The site will be unmanned and the loudest part of the proposed project would be as a result of an occasional maintenance vehicle such as a diesel truck. Referring to Figure 21 of the Plumas County 2035 General Plan shows an idling diesel truck at 50 feet would be approximately 85 decibels. Per Figure 22, Community Noise Exposure, of the 2035 General Plan, the conditionally acceptable noise level is 70 decibels for a residential land use – the closest residence is approximately 450 feet to the north. Per the site plan (Exhibit 1), the closest an idling vehicle would be from the closest residence is approximately 450 feet to the north located at 640 Second Avenue, Chester. Therefore, taking noise attenuation into account of 6 decibels per the squaring of distance from the noise source, an idling diesel truck 450 feet from the property line of the closest residence would be less than 2 decibels, which is below the conditionally acceptable noise level set forth in Figure 22 of 70 decibels.
Noise (N) Element Policy 3.1.4 Construction Noise	The County shall seek to limit the potential noise impacts of construction activities on surrounding land uses. The standards outlined below shall apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m.	Yes	A condition of approval, if approved, would serve to address limiting the construction hours for the construction of the proposed telecommunications facility.

Policy	Brief Policy Description	Complies	Staff Comment
	and 7 p.m., Monday through Friday and 8 a.m. and 5 p.m. on weekends or on federally recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.		
Noise (N) Element Policy 3.1.3 Noise/Land Use Compatibility Standards	When considering a discretionary project, the County shall refer to the Noise Land Use Compatibility Standards, as shown in Figure 21, as a guide to ensure compatibility of land uses. New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise which exceed the levels specified in Figure 21 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Figure 21.	Yes	The proposed project is a telecommunications facility, which is not known to cause noise. The site will be unmanned and the loudest part of the proposed project would be as a result of an occasional maintenance vehicle such as a diesel truck. Referring to Figure 21 of the Plumas County 2035 General Plan shows an idling diesel truck at 50 feet would be approximately 85 decibels. Per Figure 22, Community Noise Exposure, of the 2035 General Plan, the conditionally acceptable noise level is 70 decibels for a residential land use – the closest residence is approximately 450 feet to the north. Per the site plan (Exhibit 1), the closest an idling vehicle would be from the closest residence is approximately 450 feet to the north located at 640 Second Avenue, Chester. Therefore, taking noise attenuation into account of 6 decibels per the squaring of distance from the noise source, an idling diesel truck 450 feet from the property line of the closest residence would be less than 2 decibels, which is below the conditionally acceptable noise level set forth in Figure 22 of 70 decibels.
Circulation (CIR) Element Policy 4.1.7 General Plan Road Standards	Town and Community Planning Area and Master Planned Communities: A paved roadway maintained year-round including snow removal by the State, County or private association. All developments shall be required to provide a paved internal roadway system. A parking lot is an internal roadway system. All development shall make provisions for access to any adjacent lands that are not otherwise served by or shown on a planned roadway alignment to be served by another paved public roadway.	Yes	While the subject parcel is not within a planning area, the subject parcel is served by First Avenue, which is a paved, County maintained road. The subject parcel is served by the Peninsula Fire Protection District for structural fire protection.

Policy	Brief Policy Description	Complies	Staff Comment
	Planned roadway alignments and roads serving commercial and industrial parcels shall be paved before issuance of building permits for those parcels. All commercial and industrial parcels shall be served by a structural fire protection entity and shall be within reasonable service distance from existing fire protection facilities and as determined by the appropriate area.		
Conservation and Open Space (COS) Element Policy 7.2.1 Habitat Protection	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.	Yes	In the proposed location within the "R-10" zoning, the proposed project would be located outside of the wetlands located on the property (Exhibit 1) and would not impact the wetlands.
Conservation and Open Space (COS) Element Policy 7.2.13 Biological Resource Maps	The County shall maintain and consult biological resource maps during the discretionary permit review process in order to identify habitat concerns and guide mitigations that will reduce biological resource impacts.	Yes	Figure 4.11-2, Important Species Habitat Locations, of the draft Environmental Impact Report for the 2035 General Plan was reviewed. No biological resources were identified or known to exist on the property according to the map.
Conservation and Open Space (COS) Element Policy 7.5.5 Assessment of Impacts to Cultural and Historical Resources	The County shall encourage cultural resource preservation and ensure that new development does not adversely impact important resources.	Yes	A condition of approval, if approved, would serve to address the inadvertent discovery of cultural resources.

Policy	Brief Policy Description	Complies	Staff Comment
Water Resources (W) Element Policy 9.5.4 Water Supply for New Development	The County shall ensure a sufficient water supply for all new residential/nonresidential development.	Yes	The proposed project is for a telecommunications facility, which does not require water or sewer services.
Water Resources (W) Element Policy 9.2.6 Erosion and Sediment Control Measures	The County shall ensure that Best Management Practices to control erosion and sediment will be incorporated into development design and improvements.	Yes	The submission and issuance of a building permit for the construction of the facility would include standard provisions to control erosion and sedimentation for the construction of the proposed structure.

PUBLIC COMMENTS RECEIVED:

Upon receipt of the special use permit 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 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 Building Department
2. California Department of Transportation, Aeronautics
3. California Regional Water Quality Control Board
4. California Department of Fish and Wildlife
5. California Department of Forestry and Fire Protection
6. U.S. Army Corps of Engineers
7. U.S. Fish and Wildlife Service
8. Supervisor Kevin Goss, District 2
9. Supervisor McGowan, District 3

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

1. Plumas County Public Works Department (Exhibit 7):

"I [Rob Thorman, Director of Public Works] reviewed and no comments."

2. Plumas County Environmental Health (Exhibit 8):

"No comments."

3. Peninsula Fire Protection District (Exhibit 9):

"I [Robert Gray, Chief] have no comments for this application and it [telecommunications facility] will not effect [sic] Fire or EMS services, thank you."

4. Plumas County Engineering (Exhibit 10):

"No comments from Engineering on this project."

5. Chester Public Utility District (Exhibit 11):

"No comment."

APPROVALS REQUIRED:

Plumas County

A special use permit from the Plumas County Planning Department for the telecommunications facility use (Plumas County Code Section 9-2.1702(d)) within the Periphery Commercial ("R-10") zone.

Any signage requires a sign permit from the Plumas County Planning Department.

Necessary building permit(s) for the construction of the telecommunications facility shall be obtained from the Plumas County Building Department.

RECOMMENDED ACTIONS:

Staff recommends the Zoning Administrator take the following actions:

- I. **Hold the public hearing for Special Use Permit U 3-24/25-07 and receive public testimony.**
- II. **Continue the public hearing for Special Use Permit U 3-24/25-07 to a time and date certain to allow the County sufficient time to consult with the Army Corps of Engineers concerning the wetlands on the subject property in relation to Variance V 8-25/26-02.**

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. Special Use Permit application submitted on August 25, 2025
2. Aerial Project Site Map
3. General Plan Land Use Map
4. Zoning Map
5. Rogers Field Airport Influence Area
6. FEMA Flood Map
7. Comment from Rob Thorman, Director, Plumas County Public Works, Dated October 15, 2025
8. Comment from Rob Robinette, Director, Plumas County Environmental Health, Dated October 15, 2025
9. Comment from Robert Gray, Chief, Peninsula Fire Protection District, Dated October 16, 2025
10. Comment from Evan Hasse, Senior Engineering Technician, Plumas County Public Works, Dated October 20, 2025
11. Comment from Chester Public Utility District, Dated October 15, 2025

DEPARTMENTAL USE ONLY

Initial Completeness Verified by TE
Date Recv'd 8/25/2005
Receipt No. 72815 \$ 1301.00
File No. 43-24/25-07

DEVELOPMENT PERMIT APPLICATION**SPECIAL USE PERMIT****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.

A. Applicant (s)

Name TowerCo LLC. & Verizon Wireless. C/O Complete Wireless Consulting. Attn: Steve Proo

Mailing Address 2009 V Street, Sacramento, CA 95818

Telephone (916) 838-6713

Email sproo@completewireless.net

Interest in Property (Owner, Agent* or Purchaser*) Agent

B. Owner (s)

Name Chester Public Utility District. Attn: Adam Cox

Mailing Address 251 Chester Airport Rd, Chester, CA 96020

Telephone (209) 631-3803

Email _____

C. Property

Street Address 881 First Avenue, Chester, CA 96020

Nearest town Chester

Assessors Parcel Number(s) 100-270-006

Present zoning R-10 (Rural), GA (General Agriculture), MH (Mobile Home Combining SP-SCA (Special Purpose)

D. Use Applied For

Special Use Permit for a new wireless telecommunications facility under Article 6. Sec. 9-2.602(a).

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

E. Description of Proposed Use

Describe below, or on an attached sheet, the proposed use, its operation, the nature and type of buildings, structures, and other facilities to be used and the types of services to be provided.

Response: Wireless telecommunications facility , see application submittal for details, project overview, page 4.

F. Applicant's Statement of Justification

The Zoning Ordinance requires that the following condition MUST be established before any permit can be granted: (Explain in detail how your case qualifies)

Granting the permit will not result in material damages to adjacent properties and will not result in establishment of a use which is socially, economically or environmentally incompatible with the surrounding area because:

Response: See submittal application, page 11,Article 6. Section 9-2.602 (a) (1-2) for justification.

G. Plot Plan

Attach to this application three (3) physical copies and one (1) electronic copy in PDF format of a plot plan drawn to scale which shows the boundaries and dimensions of the property and related improvements for which the permit is requested. To avoid delay in processing your application make sure your plot plan is COMPLETE, delineated correctly, and properly dimensioned.

If this application is for a project within the Sierra Valley Groundwater Management District, attach evidence that the requirements of that district have been met.

H. 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.

Steve Proo
Signature

05/19/2025
Date

Signature

Date

**RE: Special Use Permit Application U 3-24/25-07, Response to Notice of Incomplete
TowerCo LLC., with Verizon Wireless. Site Address: 881 1st Street, Sacramento, CA 95818.
APN 100-270-006**

1. The "General Information" section on page 3 of the Special Use Permit For a Wireless Telecommunications Facility TowerCo, LLC. and Verizon Wireless packet ("Packet") states the following:
"Parcel Area: 77.58 Acres"
"Zoning: GA - General Agricultural"
The Application submitted also states the "Present zoning" is "GA."
The parcel area shown as 77.58 acres in the Packet is incorrect- the correct acreage, per Record of Survey 15RS68, is 77.13 acres. Please correct the acreage of the parcel in the Packet.
The zoning of the property, as shown in Enclosure#1, is Rural ("R-10"), General Agriculture ("GA"), Mobile Home Combining ("MH"), and Special Plan Scenic Area ("SP-ScA"). The Packet and Application are partially correct. Please correct the Packet and Application to reflect the correct zoning.

Response: The applicant has updated the application (see Exhibit 4) and revised the submittal packet (see Exhibit 3).

2. As mentioned above, the zoning of the property is "R-10," "GA," "MH," and "SP-ScA." In reviewing the site plan provided with the Application, it was determined by staff that the proposed telecommunications facility is located within the "R-10" zoning, which pursuant to Plumas County Code ("PCC") Sec. 9-2.4102(y), is defined as a "Residential zone."
As the "R-10" zoning is a "Residential zone," the telecommunications tower height, pursuant to 9-2.4108(b)(2), is limited to thirty-five (35) feet for a "Residential zone." The proposed tower is 129 feet tall and exceeds the allowed height limit. Please provide a revised site plan showing the proposed telecommunications facility located within the "GA" zoning. If the desire is to keep the telecommunications facility within the "R-10" zoning, please let Planning staff know and the additional requirements that must be addressed to keep the telecommunications facility in the currently proposed location will be provided.

Response: An environmental assessment conducted by Trileaf Corporation has confirmed that the General Agriculture (GA) zone of the parcel is classified as a wetland, as documented in the U.S. Fish and Wildlife Service's National Wetland Inventory. Relocating the facility to this area would cause significant disruption to protected wetland ecosystems. To minimize environmental impact and ensure compliance with conservation guidelines, the applicant intends to proceed with development in the Rural 10-acres (R-10) zone. Additionally, the applicant will apply for a variance in accordance with Section 9-2.4108(b)(2). For reference, please see Exhibit 6 for the variance request and Exhibit 7 for the Trileaf assessment report.

3. The "Project Overview" section on page 4 of the Packet states the following:
"The subject Chester Utility District owned parcel comprises 77.8 acres and is accessible from JS¹ Ave. Adjacent to the proposed compound, there will be a parking space and vehicle turnaround. The surrounding parcels are zoned as the following: North, R (residential), East, L (lake), South, GA, West is dual zones LI (light industrial) and Rec-OS (recreation open space)."
The acreage called out as 77.8 acres is incorrect. Per Record of Survey 15RS68 shows the parcel acreage as 77.13 acres.
The zoning called out for the surrounding parcels in the paragraph above is incorrect. The zoning to the north is Single-Family Residential ("7-R") and Periphery Commercial ("C-2"); to the east is zoned Lake ("L"); to the west is zoned Light Industrial ("I-2"), Recreation-Open Space ("Rec-OS"), and Single-

Family Residential ("7-R"); and to the south is zoned General Agriculture ("GA") and Lake ("L"). Please revise the paragraph shown above in the Packet such that it reflects the correct acreage and zoning, and such that "Chester Utility District" is revised to "Chester Public Utility District."

Response: The applicant has revised the submittal packet. See Exhibit 3.

4. The site plan included with the Application does not show the correct parcel shape as indicated on Record of Survey 15RS68.
Please review 15RS68 (Enclosure #2) and provide a revised site plan showing the subject property in its entirety.

Response: The applicant has revised the site plans. See Exhibit 5.

5. The Packet shows the "Applicant" as TowerCo, LLC, and "Co-Applicant" as Verizon Wireless. Please amend Section "A," "Applicant(s)" of the Application such that it shows TowerCo, LLC, and Verizon Wireless.

Response: The applicant has revised the submittal packet. See Exhibit 3.

6. PCC Title 9 - Planning and Zoning, Chapter 2 - Zoning, Article 41 - Telecommunications, Sec. 9- 2.4107(a)(l)(vi)(ab) states the following:
"(vi) The following documentation signed and/or prepared by a licensed professional engineer shall be provided by the applicant:
(ab) A report that demonstrates the support structure can accommodate all applicable loads."
Please provide documentation addressing the Code section above.

Response: The applicant requests that this be established as a condition of approval. The proposed tower is designed to accommodate multiple carriers, with a structural analysis to be provided during the building permit construction phase.

I am the project manager and main point of contact for this application. Should you have any questions regarding the submittal or need additional materials, I can be reached directly at 916-838-6713 and via email at sproo@completewireless.net

Respectfully

Steve Proo

Steve Proo
Planning – Land Use Development
Complete Wireless Consulting
2009 V Street
Sacramento, CA 95818



Special Use Permit For a Wireless Telecommunications Facility TowerCo, LLC. and Verizon Wireless.

Site Name: Chester High

Site Address: 881 First Ave, Chester, CA 96020

APN: 100-270-006

June 17, 2025

Applicant Agent:

Steve Proo / Complete Wireless Consulting

2009 V Street,

Sacramento, CA 95818

916-838-6713

sproo@completewireless.net

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Exhibits

- | | |
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| 3. MOU | 8. Coverage Maps |
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| 5. Radio Frequency Report | 10. Site Plans |

General Information

Owner: Chester Public Utility District
P.O. Box 503, Chester, CA 96020

Site Address: 881 First Ave, Chester, CA 96020

Applicant: TowerCo, LLC.
5000 Valley Stone Dr. #200
Cary, NC 27519

APN #: 100-270-006

Coordinates: 40.301952, -121.224928

Parcel Area: 77.13 Acres

Zoning: R-10 (Rural), GA (General Agriculture), MH (Mobile Home Combining)
SP-ScA (Special Purpose)

Request: Special Use Permit for a new wireless telecommunications facility

Project Agent: Complete Wireless Consulting
2009 V Street, Sacramento, CA 95818

Contact: Steve Proo
916-838-6713
sproo@completewireless.net

Project Overview

Complete Wireless Consulting is submitting a special use permit application for a new wireless telecommunications facility on behalf of the applicant TowerCo with co-applicant Verizon Wireless, and the property owners, Chester Public Utility District. The proposed facility is designed to resolve a significant gap in coverage and capacity for Verizon's customers in the Chester, Lake Almanor & surrounding areas, it will also improve coverage along Highway 36 & 89.

Verizon Wireless and TowerCo propose constructing a 129-foot-tall monopole tower within a 70' x 45' 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 tower will be designed to accommodate a minimum of three future wireless carriers to collocate onto. The 129' monopole will be of a non-reflective galvanized gray color. See Exhibit 10 for all equipment specifications.

The subject Chester Public Utility District owned parcel comprises 77.13 acres and is accessible from 1st Ave. Adjacent to the proposed compound, there will be a parking space and vehicle turnaround. The surrounding parcels are zoned as the following: North, R-7 (single family residential) and C-2 (commercial periphery), East, L (lake), West, I-2 (light industrial), Rec-OS (recreation open space) and R-7. South, GA and L. The proposed wireless communication facility is unstaffed.

Coverage Needs and Site Selection

Verizon constructs wireless communication facilities at carefully selected locations. The need for service was determined by market demand, coverage, capacity requirements for a specific geographic area, and the need to provide continuous coverage from one site to another. Verizon Radio Frequency (RF) Coverage Analysis is attached as Exhibit E.

The following factors are considered when identifying the need and location of a new wireless facility.

- a. **Coverage.** An antenna site must be located where the radio frequency broadcasts provide adequate coverage within any significant coverage gap. The RF engineer must consider the coverage objectives for the site and the terrain in and around the area to be covered. Since radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, placing an antenna site near the center of the desired coverage area is generally best. However, in some instances, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features that might affect the radio frequency broadcasts, like buildings or sources of electrical interference.
- b. **Capacity.** Capacity refers to the technological limitation of a wireless communication facility to provide communication. Mobile phones and wireless devices transmit to and receive radio frequency signals from antennas at wireless communication facilities. Antennas can transmit and receive a finite amount of signal – the capacity. When capacity is reached, busy signals on phones result, and data transmission is lost. Monitoring of each wireless facility is continuous, and the data collected is analyzed for planning to prevent overloading. Projections based on

the data allow Verizon to plan, design, permit, and construct new facilities or modify existing wireless communication facilities before reaching or exceeding capacity, which can result in a loss of coverage.

- c. Clutter. Verizon's antennas must "clear the clutter" in the area. Trees, buildings, and other natural and built obstacles adversely affect the radio frequencies used in Verizon's systems. Radio frequencies do not penetrate mountains, hills, rocks, or metal. Therefore, antennas must be installed above the "clutter" to provide high-quality communications services in the desired coverage areas. In addition, if the local code requires us to accommodate additional carriers on the structure, the structure must be even higher to allow the other carriers' antennas to clear the clutter.
- d. Call Handoff. The antenna site must be located where the radio broadcasts from this site will allow seamless call handoff with adjacent sites. "Call handoff" is a feature of a wireless communications system that allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlapping for a sufficient distance and time to support the handoff mechanism.
- e. Quality of Service. Wireless communications users want to use their services where they live, work, commute, and play, including indoors. Verizon's coverage objectives include providing indoor coverage in areas with residences, businesses, and indoor recreational facilities.
- f. Radio Frequencies Used by System. The designs of telecommunications systems will vary significantly based on the radio frequencies used by the carrier. If the carrier uses radio frequencies in the 850 to 950 MHz range, the radio signals will travel further and penetrate buildings better than the radio frequencies in the 1900 MHz band. Thus, Verizon needs more antennas in a given area to support technologies that use the 1900 MHz band.
- g. Enhanced 911 (E911) Requirements. In addition to providing improved service to Verizon customers, the proposed antenna location is needed to meet FCC requirements for Enhanced 911 (E911) service. The wireless E911 program is divided into two phases. Phase I requires wireless carriers, upon request from a local Public Safety Answering Point (PSAP), to report the telephone number of a wireless 911 caller and the location of the antenna that received the call. Phase II of the E911 program requires wireless carriers to provide far more precise location information, within 50 to 100 meters in most cases.

Current Coverage

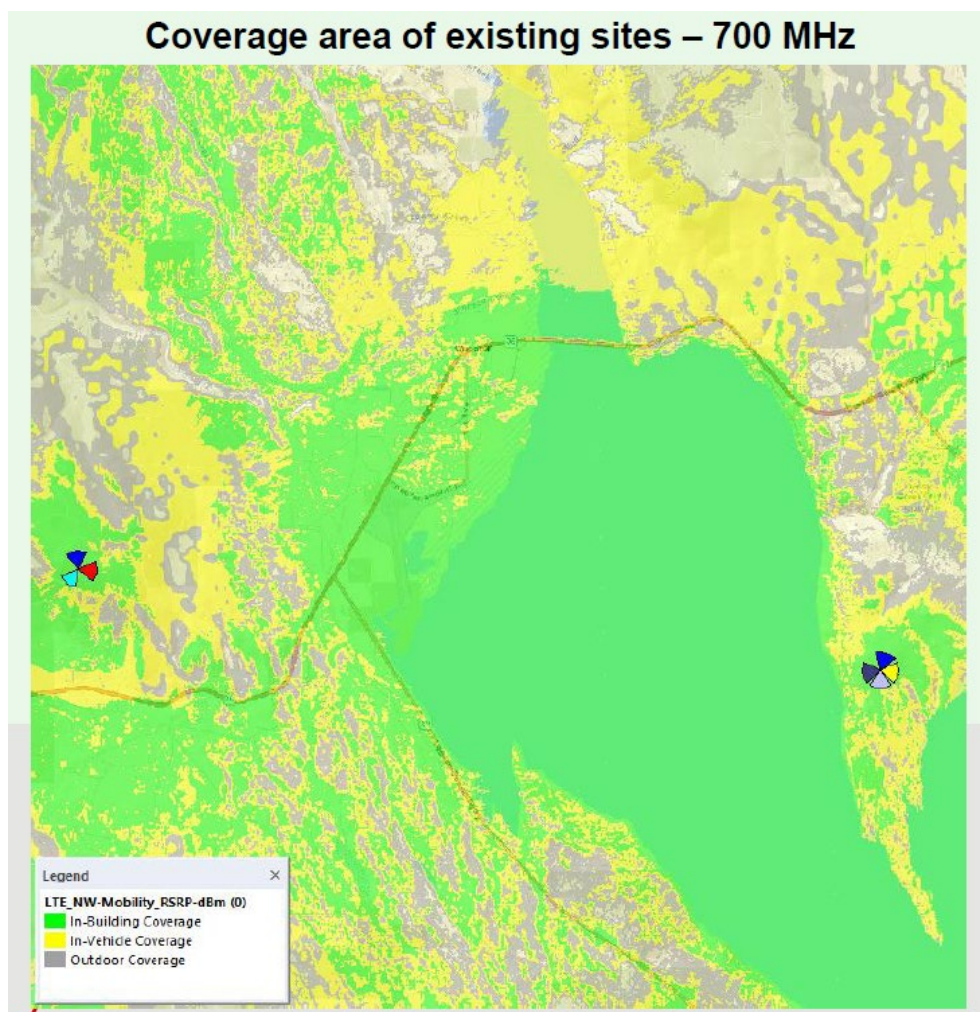
To analyze network design, Verizon Wireless uses a proprietary Radio Frequency prediction tool to predict the signal strength and analyze our network design. The colors represent the Reference Signal Received Power (RSRP), which measures signal strength and quality.

Green: until -85 dBm. This signal threshold represents a level of service adequate for providing reliable coverage inside a building. It provides good indoor and outdoor service.

Yellow: until -95 dBm. This signal threshold represents a level of service adequate for providing reliable coverage outdoors or inside a car, but indoor or in-building coverage is unreliable. It provides good outdoor and in-car service but inadequate indoor service as QOS will be (or start getting) hampered.

Light Grey: until -120 dBm. This signal threshold represents a signal quality that is unreliable when making and/or holding a call. Terribly slow latency and data speeds. Both outdoor and indoor QOS will be unreliable.

The coverage plot shown below shows a significant coverage gap in Chester and large stretches of the Highway 89 corridor. A larger coverage map has been included with this application Exhibit 8.



Site Selection

Verizon is seeking a site in an industrial area near Chester High School that will provide coverage of the Chester community and Highway 36 and 89 corridors. The following figure shows the general area Verizon's radio frequency (RF) engineers identified to address the existing significant coverage gap.



The proposed location on 1st Ave was selected because it is a rural and industrial location in the search area (.75-mile radius). This location means the tower can cover a larger area with fewer physical obstructions, such as trees or varying terrain. The facility will provide connecting coverage with other Verizon sites in the region that currently support the area that are currently over capacity and is causing the network to be 'stressed.'

The areas surrounding the search ring are not suitable for tower placement, as they predominantly consist of residential homes, which the applicant seeks to avoid impacting. The selected site at latitude 40.301952, longitude -121.224928, within the Rural 10-acres (R-10) zone, represents the least intrusive placement option.

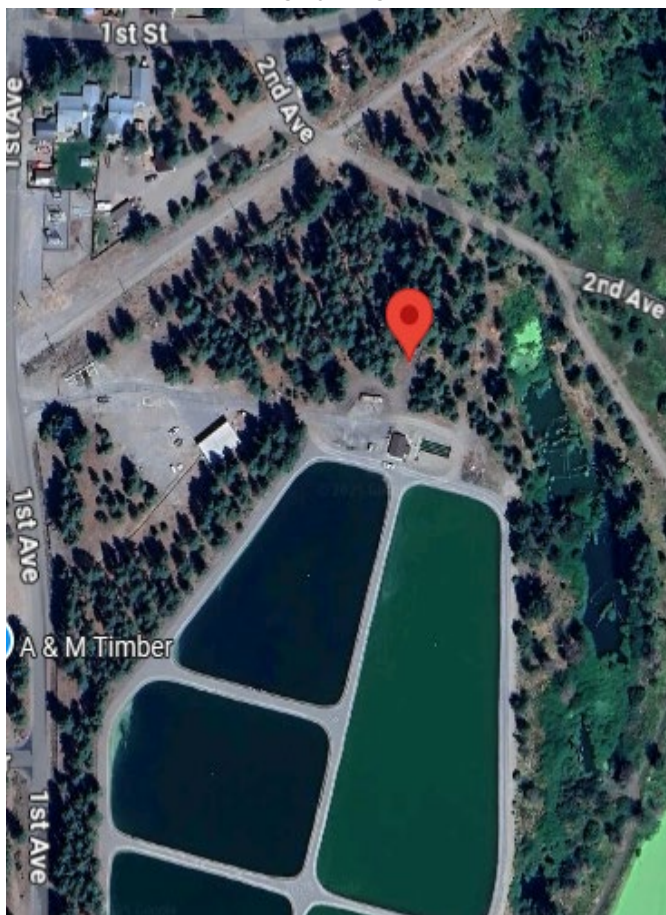
An environmental assessment conducted by Trileaf Corporation has confirmed that the General Agriculture (GA) zone of the parcel is designated as a wetland, as documented in the U.S. Fish and Wildlife Service's National Wetland Inventory. Any development in this area would lead to irreversible disruption to protected wetland ecosystems, affecting hydrological functions and local biodiversity. Constructing within the GA zone would violate best practices for environmental conservation, potentially resulting in regulatory challenges.

To mitigate environmental impact and ensure compliance with conservation guidelines, the applicant intends to proceed with development in the R-10 zoned portion of the parcel. Additionally, the applicant will apply for a variance in accordance with Section 9-2.4108(b)(2) to accommodate the project within the most viable area. Furthermore, the proposed site is strategically located near Chester Middle and High School, which serves approximately 1,300 students, ensuring improved network reliability in an educational setting without encroaching on sensitive wetland areas.

The Chester Public Utility location is the least intrusive option for addressing the existing significant coverage gap. The site has a well-maintained access road; no new access roads are required to serve the facility. The proposed location is level, free of hazards, and not used by Chester Public Utilities. Furthermore, the proposed facility is designed to accommodate up to three additional wireless providers, eliminating the need for additional towers to be constructed in the area.

The proposed facility will be visually subordinate. Constructed from non-galvanized steel and painted a standard grey color, the 129-foot monopole integrates with the parcel's industrial aesthetic. The nearest residence is over 400' away and is screened from the proposed facility by mature trees. The photo simulations (Exhibit 6) included with this application illustrate that the proposed tower will not be visibly dominant in the surrounding area.

**Proposed Site Location
Aerial View:**



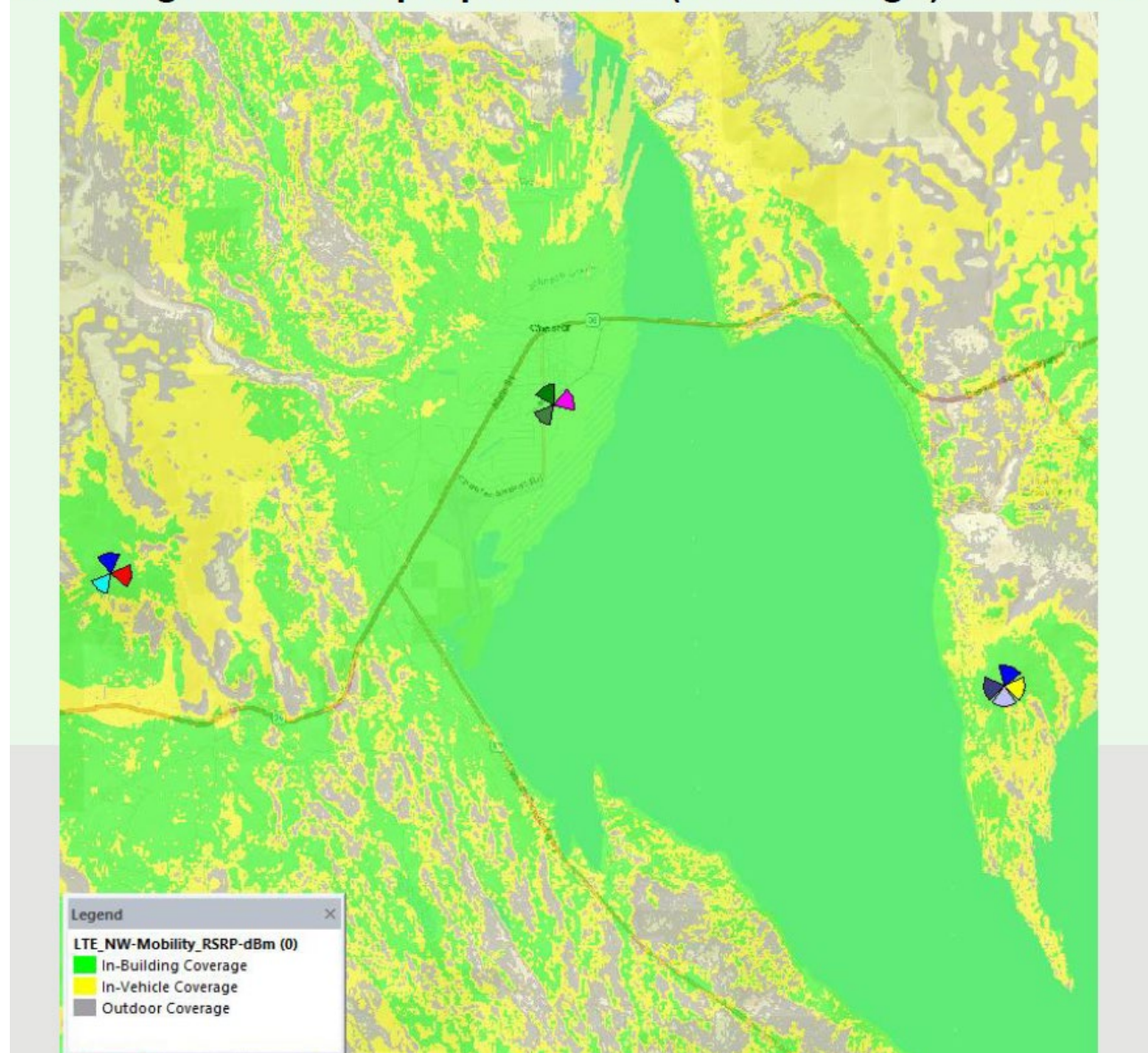
Street Access View from First Ave.



Projected Coverage

As shown in the provided coverage plot below, the proposed site will address an existing significant coverage gap in Verizon's regional wireless voice and data network. The proposed location will provide seamless coverage and communication with other Verizon towers to the east and west of Chester. This integrated network helps maintain consistent service quality for users in the region. Larger portions of the coverage maps have been included in this application, Exhibit 6.

Coverage area with proposed site (Chester High) – 700 MHz



Applicable Regulations

The proposal is subject to the provisions of Plumas County land use regulations, including regulations for the General Agricultural Zone (Article 31 of the Zoning code, beginning at Sec. 9-2.3101) General requirements for the issuance of a Special Use Permit (Article 6, beginning at Sec.9-2601). And regulations for Wireless Telecommunications Facilities (Article 41, beginning at Sec.9-2.4107).

Article 31 General Agricultural Zone Requirements:

Sec. 9-2.3102 (b) (1-2). Uses Permitted Subject to a Special Use Permit

1. Mining, limited electric generation, home industry, public utility facilities, public service facilities, agricultural auction yards, agricultural processing, transport stations, veterinary services, outdoor shooting ranges, hunting clubs, and commercial social events; and
2. On land of a soil type not suitable for identification as an important agricultural area, non-commercial campgrounds, recreation facilities, and resorts.

Response: The applicant seeks a special use permit for a public utility facility, consistent with the Plumas County Code.

Sec. 9-2.3103. Height:

No structure in the General Agriculture Zone (GA) shall exceed sixty (60') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet, and windmills, silos, elevators, and barns, which may be any height.

Response: The applicant's proposed facility exceeds this height requirement, but the Plumas County code allows additional height above zone height for wireless telecommunications facilities, which are discussed below.

Sec. 9-2.3104. Area, width, and coverage.

Response: No land divisions are being proposed and therefore this section does not apply.

Sec. 9-2.3105. Yards

The minimum yard requirements in the General Agriculture Zone (GA) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards) and Sec. 9-2.4504 of Article 45 of this Chapter (Accessory Dwelling Units: Development Standards):

- (a) Front yards: Not less than twenty (20') feet; and
- (b) Side and rear yards: Not less than five (5') feet.

Response: This facility complies with these setbacks by a wide margin.

Sec. 9-2.3106. - Parking and loading

Parking and loading in the General Agriculture Zone (GA) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

Response: This facility is unmanned, and no parking spaces are being moved.

Sec. 9-2.3107. - Signs

(a) Signs in the General Agriculture Zone (GA) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs shall not exceed thirty-two (32) square feet.

Response: No signs are proposed for this project as part of this project beyond standard RF safety signage, which is under 32 square feet in size.

Article 6, Special Use Permit Requirements:

Section 9-2.602 (a) (1-2)

(a) Applications. Any person seeking the issuance of a special use permit shall file a request with the Planning and Development Agency, and shall appear before the Zoning Administrator presenting evidence of the following:

(1) That the use is not socially, economically, or environmentally incompatible with the surrounding area; and

(2) That the owner of the property concurs in the request, if the applicant is other than the owner, and that the owner will be a party, with ultimate responsibility for the special use permit, if granted.

Response: 1. Granting the permit will not result in material damage to adjacent properties, nor will it establish a use that is socially, economically, or environmentally incompatible with the surrounding area. This site is categorically exempt under CEQA Guidelines Section 15303. Class 3 Categorical Exemptions include projects determined not to have a significant effect on the environment and are, therefore, exempt from CEQA provisions. Section 15303 lists Class 3 projects, which include 'construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures.' The proposed addition is a small structure with no expected significant environmental impact.

2. With this project having a leased area of 70'x40' of which TowerCo owns the tower, a letter of authorization has been provided by the owner Exhibit 2.

Article 41. – Telecommunications requirements

Sec. 9-2.4107(a)(1)(i)—(a)(1)(viii).

(a) *Application materials.* Telecommunications facilities applicants are required to provide the following contents on, or as an attachment to, the application:

(1) *Zoning clearance certificate requirements:*

- (i) Signature(s) of applicant(s) on the application form.
- (ii) The applicant(s)' name, business address, and phone number(s).
- (iii) If the applicant is not the record title holder, a copy of the lease (excluding financial terms) or letter of consent from the property owner demonstrating applicant's ability to pursue application.

Response: All materials have been provided with this application Exhibit 1&2

(iv) The use being applied for, as well as a description of the proposed use detailing the following:

- (aa) Facility operation.
- (ab) Nature and type of facility, building(s), structure(s), and any associated equipment to be used.
- (ac) Types of technology and consumer services that will be provided.
- (ad) Number, size, material, and color of antenna(s).

(v) Facility plans which include:

- (aa) Facility height, elevations, and any other pertinent dimensions drawn to scale.
- (ab) Height, elevations, and any other pertinent dimensions of accessory building(s) drawn to scale.

(vi) The following documentation signed and/or prepared by a licensed professional engineer shall be provided by the applicant:

Response: All materials have been provided in accordance with the Plumas County Municipal code. Please refer to Exhibit 10: site plans for equipment specifications.

(aa) A report prepared pursuant to Federal Communications Commission Office of Engineering and Technology Bulletin 65 (FCC OET Bulletin 65) demonstrating facility compliance with FCC regulations for general population exposure limits to RF radiation.

Response: A radio frequency report has been provided with this application. Please refer to Exhibit 5.

(ab) A report that demonstrates the support structure can accommodate all applicable loads.

Response: The applicant is asking to apply this code as a condition of approval. Report will be provided in the building permit phase.

(vii) Documentation demonstrating that all reasonable efforts have been made to create a facility that is as visually appealing and inconspicuous as possible.

Response: The applicant has provided photo simulations of the facility. Please refer to Exhibit 6.

(viii) In the event the applicant is subject to licensing by the FCC, documentation proving applicant is licensed by the FCC is required before a building permit is issued.

Response: This section does not apply.

(2) *Special use permit requirements.* In addition to all requirements and documentation listed in subsections 9-2.4107(a)(1)(i)—(a)(1)(viii), the following requirements shall be included when applying for a special use permit:

(i) Provide documentation evaluating the feasibility of alternative sites, and if available, co-location opportunities.

Response: The applicant has provided an alternative site analysis with this application. Please refer to Exhibit 9.

- (ii) Plans and graphic depictions, drawn to scale, detailing the following:
- (aa) Site plans detailing easements, all surface water features, setbacks, facility location, and accessory structure(s)' location.
 - (ab) Preliminary grading and drainage plans, if applicable.
 - (ac) A graphic depiction of all technical criteria utilized to determine facility location.
 - (ad) Simulated photo(s) of proposed facility from public street viewpoint or other potential public viewpoint.
 - (ae) If applicable, a landscape plan detailing location and types of plants that will screen facility.

Response: The applicant has provided site plans Exhibit 10 and photo simulations, see Exhibit 6.

(b) *Fees.*

(1) All application fees shall be paid in the amounts set forth in the Planning and Building Services Fee Schedule.

(2) The County, at the expense of the applicant, may retain a consultant to provide advice on individual sections of, or all of, the application.

Response: The applicant has provided the required fees paid online, see Exhibit 4.

(c) Approval. Approval of all permits shall be in accordance with all applicable state and federal rules and regulations relating to the local authorization of telecommunications facilities and structures.

Response: This application is within the FCC rules and regulations.

(d) Performance security. As a condition of approval of a discretionary permit:

- (1) The applicant shall post a performance bond in an amount and form determined by the Planning Director that is sufficient to cover the cost of removal and site remediation in the event the facility is abandoned or subject to a revoked permit; or
- (2) The applicant shall deliver to the County an instrument of credit or letter of credit, indexed for inflation and in a form acceptable to County Council, issued by a financial institution subject to regulation by the state or federal government, guaranteeing payment to the County of the funds available pursuant to the instrument of credit or letter of credit, upon demand of the County, to cover the County's cost of removal and site remediation in the event the facility is abandoned or subject to a revoked permit; or
- (3) The permittee, operator(s), and, if on private property, the real property owner(s) shall enter into and cause to be recorded in the Official Records of Plumas County, a preliminary lien agreement against the facility, all related personal property, and, if applicable, all real private property on which the facility was located to cover the County's cost of removal and site remediation in the event the facility is abandoned or subject to a revoked permit. The last-known permittee or its successor in-interest, operator(s), and, if on private property, the real property owner(s) shall be jointly and severally liable for all costs incurred by the County in connection with removal and site remediation, if the County has to do so; or
- (4) The applicant shall deliver to the County other security instrument, indexed for inflation and acceptable to County Counsel.

Response: The applicant shall provide a security bond as a condition of approval and will be provided in the building permit phase.

(e) Indemnification. As a condition of approval of a discretionary permit, the applicant(s) shall enter into a defense and indemnification agreement with the County in a form acceptable to the County.

(f) Administrative review. At reasonable intervals, the County may initiate and conduct an administrative review to verify the facility's continued compliance with the conditions of approval under which the application was originally approved.

(g) Permit revocation. If non-compliant facility is not remedied in a timely manner, the Planning Director shall commence with revocation procedures. The Planning Director will proceed with the following:

- (1) Notices. The Planning Director shall schedule a public hearing before the Plumas County Board of Supervisors with notice given as set forth in [Article 11.5](#) of [Title 9](#) of this Code and given by certified mail to the person to whom the special use permit was issued.
- (2) Revocation. The Plumas County Board of Supervisors may revoke such permit or modify the original conditions for failure to comply with any of the conditions imposed or upon evidence of misrepresentation in the issuance of the special use

permit. The abatement and remediation of facilities, if required by such revocation, shall be at the expense of the permittee.

Response: The applicant shall comply with the above requirements.

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.

Response: This facility is below the 200' height limit with a proposed height of 125' with a 4' lightning rod for a total height of 129'. This facility is within the required setbacks for this zone. See Exhibit 10 for site plans.

(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.

(ab) 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.

Response: The applicant is not asking for reduced setbacks; therefore, this section does not apply.

(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.

Response: The facility will have a total height of 129'.

(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.

Response: This application is not located in a residential zone; therefore, it does not apply.

(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.

Response: This application is not located in an airport zone nor residential zone; therefore, it does not apply.

(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.

Response: The applicant will obey all electrical building codes.

(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.

Response: The applicant will comply with all applicable codes mentioned above.

(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.

Response: A radio frequency report has been provided with this application, see Exhibit 5.

(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.

Response: This facility is not located in a residential zone; therefore, landscaping does not apply.

(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.

Response: The applicant will comply with all applicable codes mentioned above.

Sec. 9-2.4109. - Facility design standards.

Response: The County Code's design standards are restricted to collocations and rooftop facilities, and do not apply to new freestanding facilities. Consequently, this section is not relevant. The design of this new wireless telecommunications facility aims to offer ample space for up to three additional wireless carriers to collocate and place equipment within TowerCo's leased area.

Additional Information

Maintenance and Operation.

This proposed site is unmanned and requires no on-site personnel. Visitation to the site by a service technician for routine maintenance may occur up to once per month. The proposed site is entirely self-monitored and connected directly to central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there are no regular hours of operation and no impact on existing local traffic patterns. No water or sanitation services are required. The facility itself operates 24/7.

Emergency Stand-by Generator

Verizon Wireless installs a standby generator and batteries on all of its cell sites. The generator and batteries serve a vital role in Verizon Wireless' emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless' communications equipment will first transition over to the backup batteries. The batteries can run the site for approximately 8 hours, depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the backup generator will automatically start and recharge the batteries. This two-stage backup plan is an extremely vital component of every Verizon Wireless communications site. The standby generator operates approximately 10-15 minutes per week for maintenance purposes. During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

Lighting

Unless tower lighting is required by the Federal Aviation Administration (FAA), the only lighting on the facility will be shielded lights inside the lease area for safety.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Notice of Actions Affecting This Development Permit

In accordance with California Government Code Section 65945(a), TowerCo, LLC. requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818. Attn: Steve Proo.

Streamline Engineering

and Design, Inc.

3843 Taylor Road, Suite A
Loomis, CA 95650
(916) 660-1930
FAX (916) 660-1941

August 13, 2025

Verizon – Chester High - 5000918324
881 First Avenue
Chester, CA 96020

Subject: Verizon - Chester High - 5000918324
Antenna and Equipment Replacement Structural Assessment

To whom it may concern:

Streamline Engineering and Design, Inc. has been asked to provide a letter in reference to the proposed wireless site construction located at 881 First Avenue in Chester CA. The scope of work includes a proposed 125'-0" tall monopole to support multiple wireless carrier antennas and supporting radio units and surge suppressors at various heights accordingly. The monopole will be within a fenced equipment compound that will include the required ground mounted wireless equipment for multiple carriers.

The proposed monopole will be designed for the applied gravity and lateral design loads including CBC and ASCE 7 code required wind and seismic loading (maximum considered earthquake, MCE). A site-specific geotechnical report will be provided to document the existing soil characteristics and provide recommendations and design criteria for the proposed monopole foundation system.

The support structure and foundation systems will be engineered and capable of satisfying all code required design loads as noted. The exact design and detailing will be contingent on the geotechnical report recommendations and all site-specific wind and seismic design loads accordingly. The wireless carriers will provide documentation for the maximum antenna and associated equipment proposed at each location on the monopole. All mounts and support structural elements, along with the proposed monopole structure and foundation system will be designed for this applied loading accordingly.

In our professional judgement, the proposed monopole structural system will be designed for and capable of supporting all applied loading and all code level gravity and lateral design loads accordingly. Please contact us if you have any questions or comments.

Sincerely,

Kevin R. Sorensen

Kevin R. Sorensen, S.E.
Streamline Engineering and Design, Inc.





CHESTER HIGH
881 FIRST AVENUE, CHESTER, CA 96020
SITE ID: TBD



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



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.
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0	12/10/24	ZD 100%	S.D.
	01/08/24	ZD 90%	FS
REV	DATE	DESCRIPTION	CAD

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SHEET NUMBER:

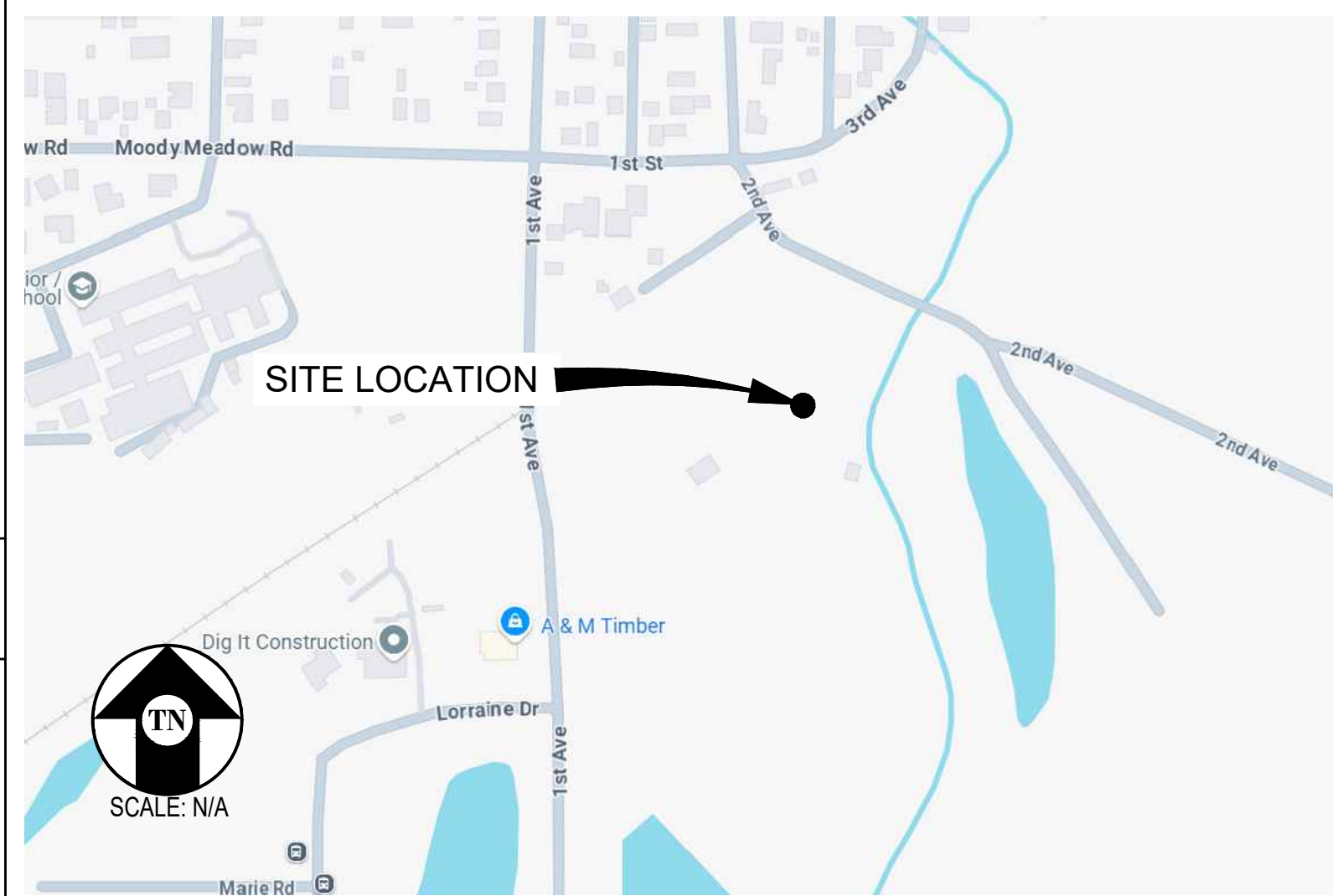
T-1.1

PROJECT DESCRIPTION

A (N) TOWERCO UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (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

VICINITY MAP



CODE COMPLIANCE

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

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUMES 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CITY OF SAN FRANCISCO FIRE CODE
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2021 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

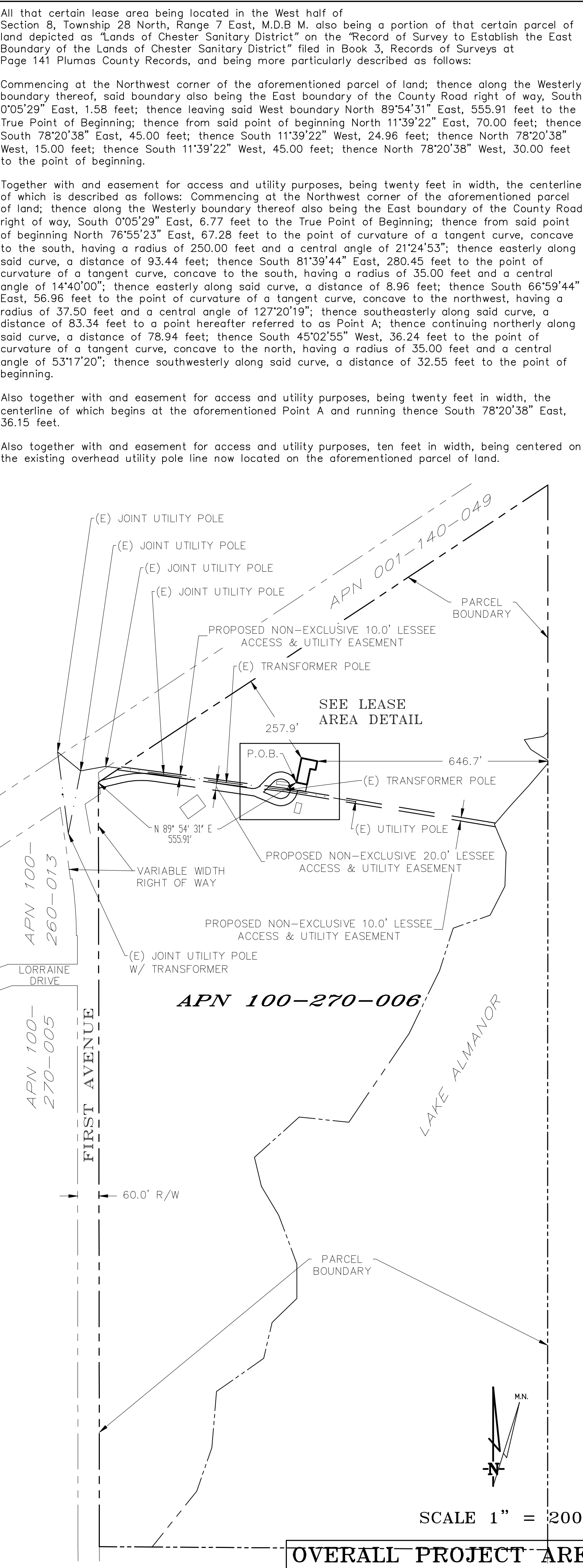
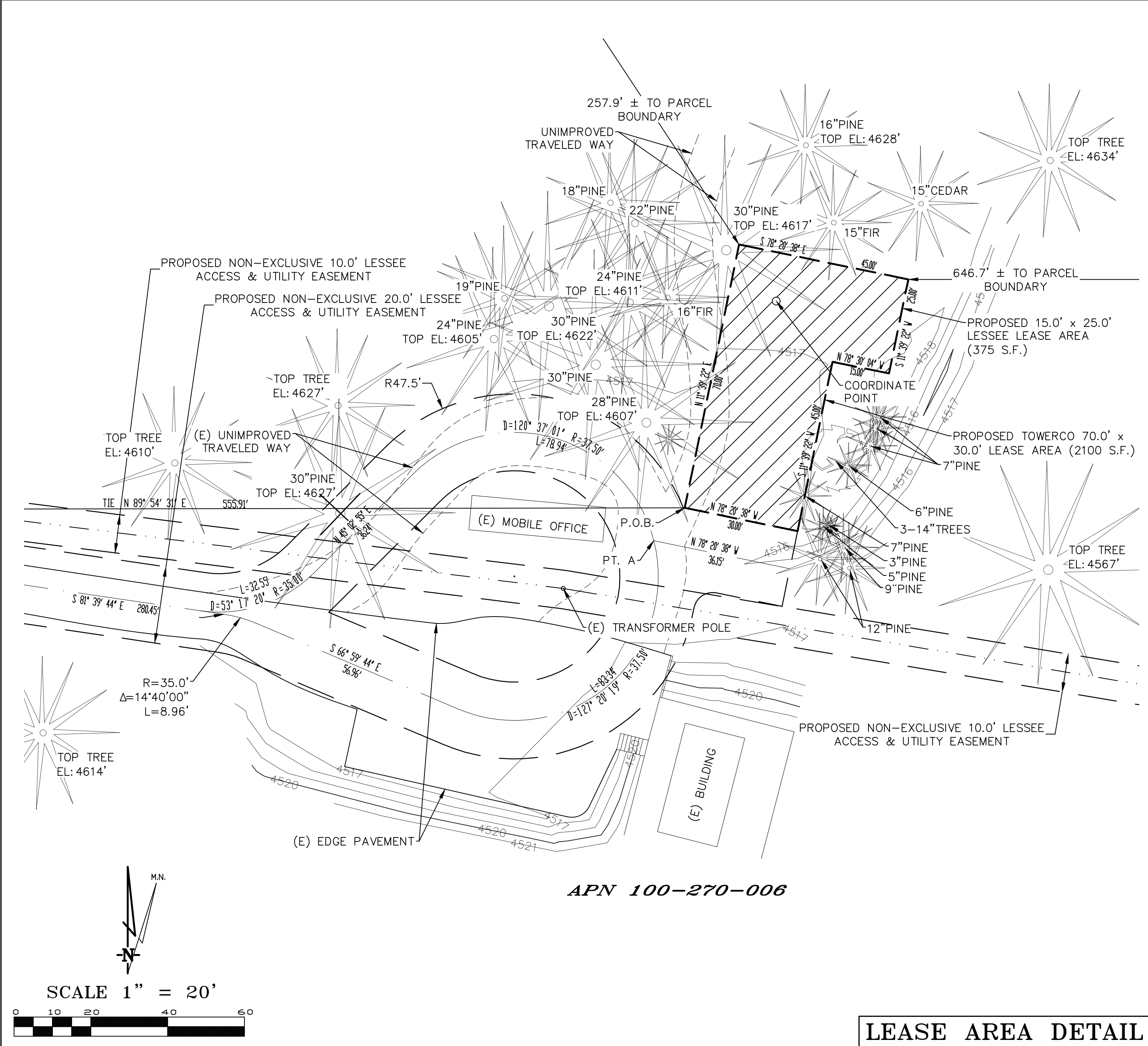
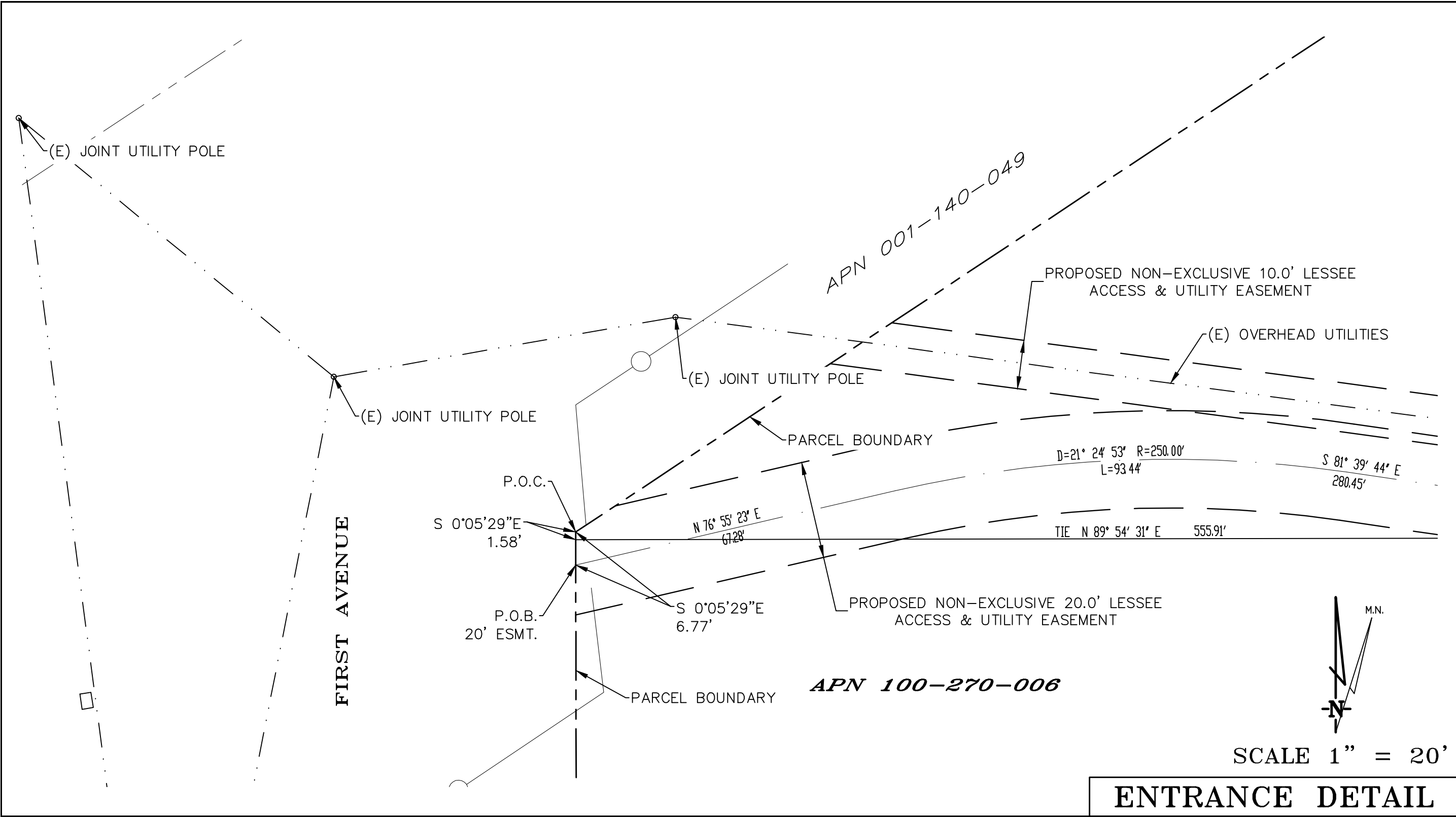
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

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A-3.1	ELEVATION	5
A-3.2	ELEVATION	5
A-4.1	DETAILS	5
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STATE HWY 36

ASPEN ST

CROSS ST

1ST ST

1ST AVE

2ND AVE

3RD ST

3RD AVE

MARIE RD

LORRAINE DR

1ST AVE

PROJECT AREA

Chester, CA

VICINITY MAP

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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

REVISIONS	DATE	DESCRIPTION	BY	APP'D
11-05-24	11-05-24	Preliminary Drawing	dg	
12-11-24	12-11-24	rev. esmts.	dg	
04-05-25	04-05-25	desc added	dg	
06-02-25	06-02-25	redlines	dg	

Sheet

C-1

DEPT

APPROVED

DATE

A&C

RE

RF

INT

EE\IN

OPS

EE\OUT

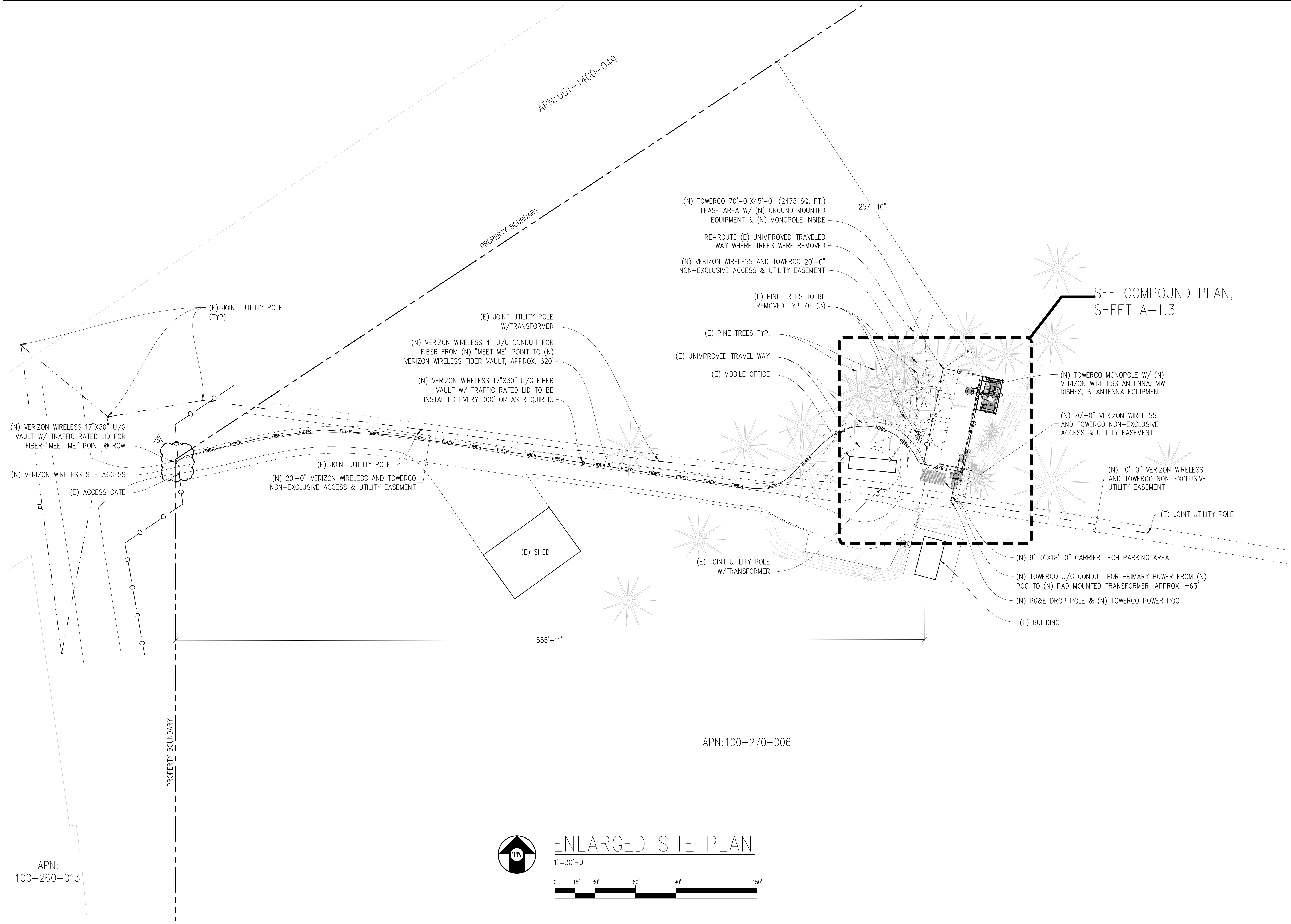
Surveyor

GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 96609
Phone: (530) 885-4426
Fax: (530) 885-1808

Chester High

881 First Avenue
Chester, CA 96020

PLOT PLAN AND
SITE TOPOGRAPHY



Issued For:

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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: -

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AMERICAN INSTITUTE OF PROFESSIONAL ENGINEERS

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Contact: Kevin Sorenson Phone: 916-660-1930
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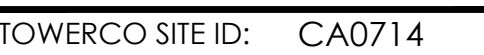
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SHEET TITLE:
ENLARGED SITE
PLAN

SHEET NUMBER:
A-1.2

CHESTER HIGH

PREPARED FOR



MDG LOCATION ID: 5000918324

VZW PROJECT ID: 17372457

DRAWN BY: FS

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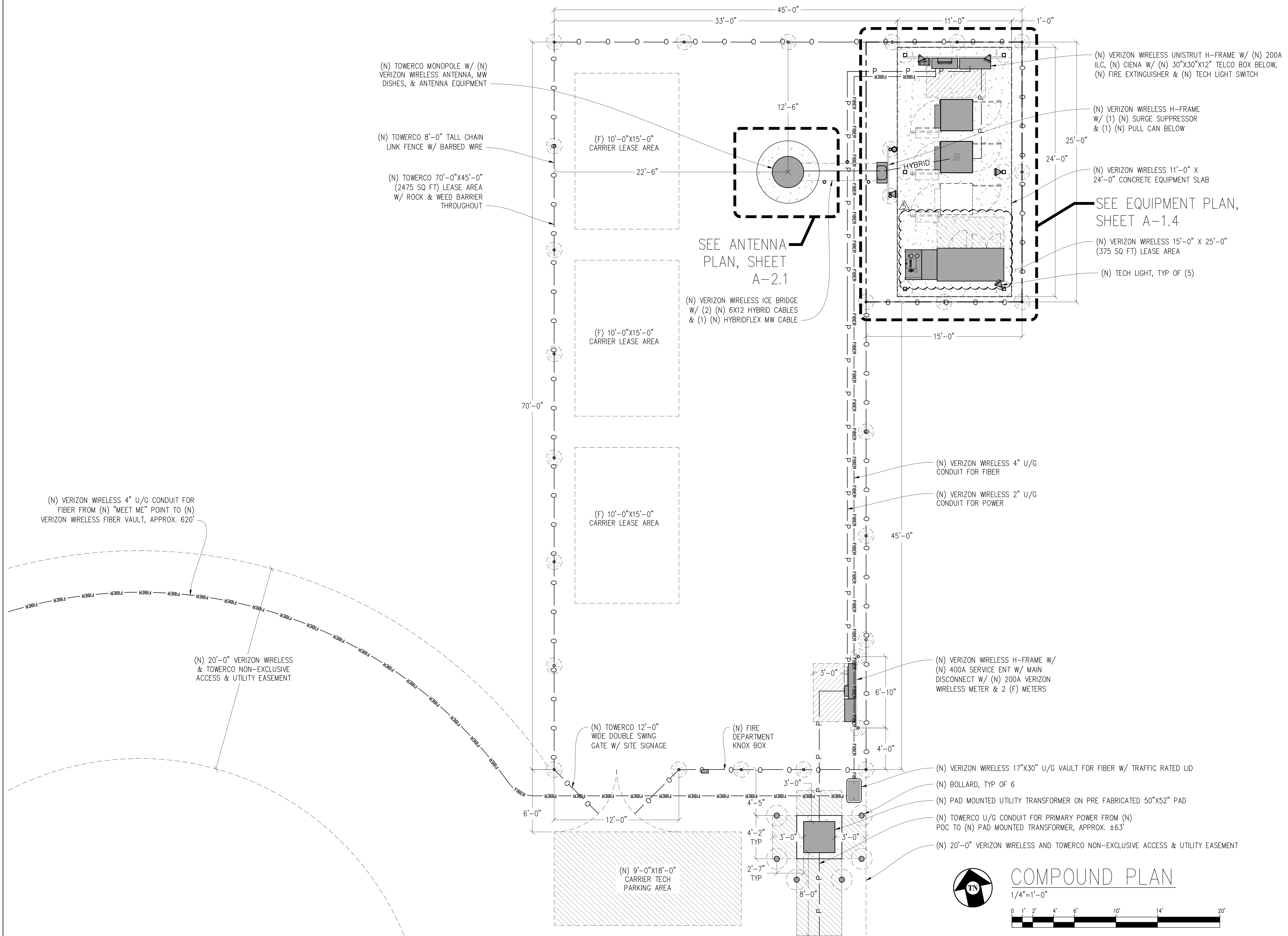
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Contact: Kevin Sorensen Phone: 916-660-1930
Email: kevin@streamlineeng.com Fax: 916-660-1941

COMPOUND PLAN

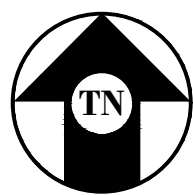
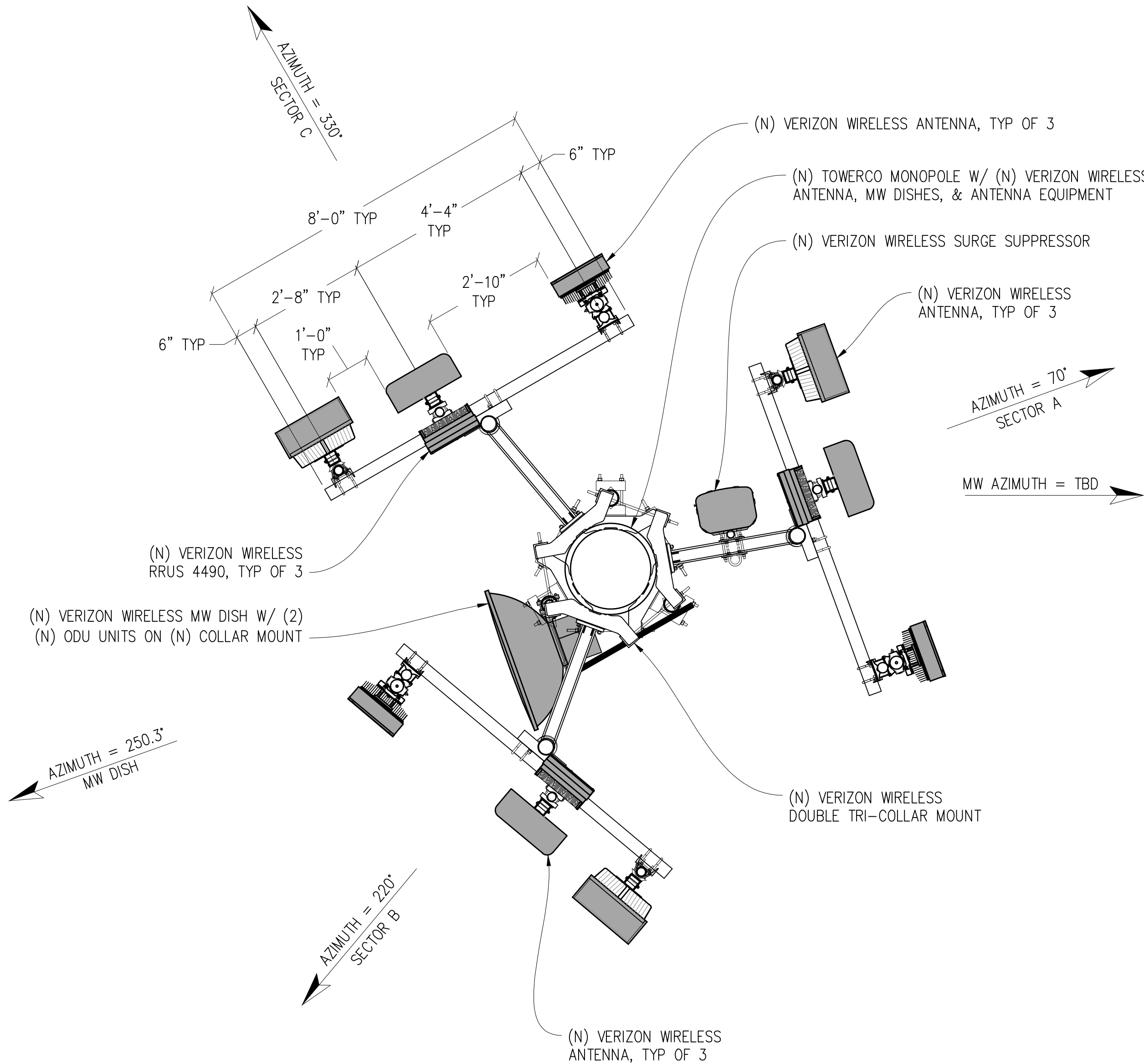
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A-1.4

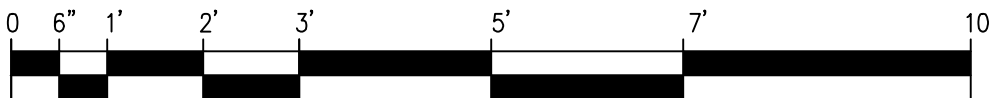


(N) RF SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)								
SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
A P H A	A1	AIR 3283	70°	±123'-0"	INTEGRATED	2	±150	(1) 6627
	A2	MX12FIT865-01	70°	±121'-0"	(1) 4490	SHARED	-	SHARED
	A3	AIR 6419	70°	±123'-10"	INTEGRATED	SHARED	-	SHARED
B E T A	B1	AIR 3283	220°	±123'-0"	INTEGRATED	2	±150	(1) 6627
	B2	MX12FIT865-01	220°	±121'-0"	(1) 4490	SHARED	-	SHARED
	B3	AIR 6419	220°	±123'-10"	INTEGRATED	SHARED	-	SHARED
G A M M A	C1	AIR 3283	330°	±123'-0"	INTEGRATED	SHARED	-	SHARED
	C2	MX12FIT865-01	330°	±121'-0"	(1) 4490	SHARED	-	SHARED
	C3	AIR 6419	330°	±123'-10"	INTEGRATED	SHARED	-	SHARED



ANTENNA PLAN

1/2"=1'-0"



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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

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APPROVED BY: -

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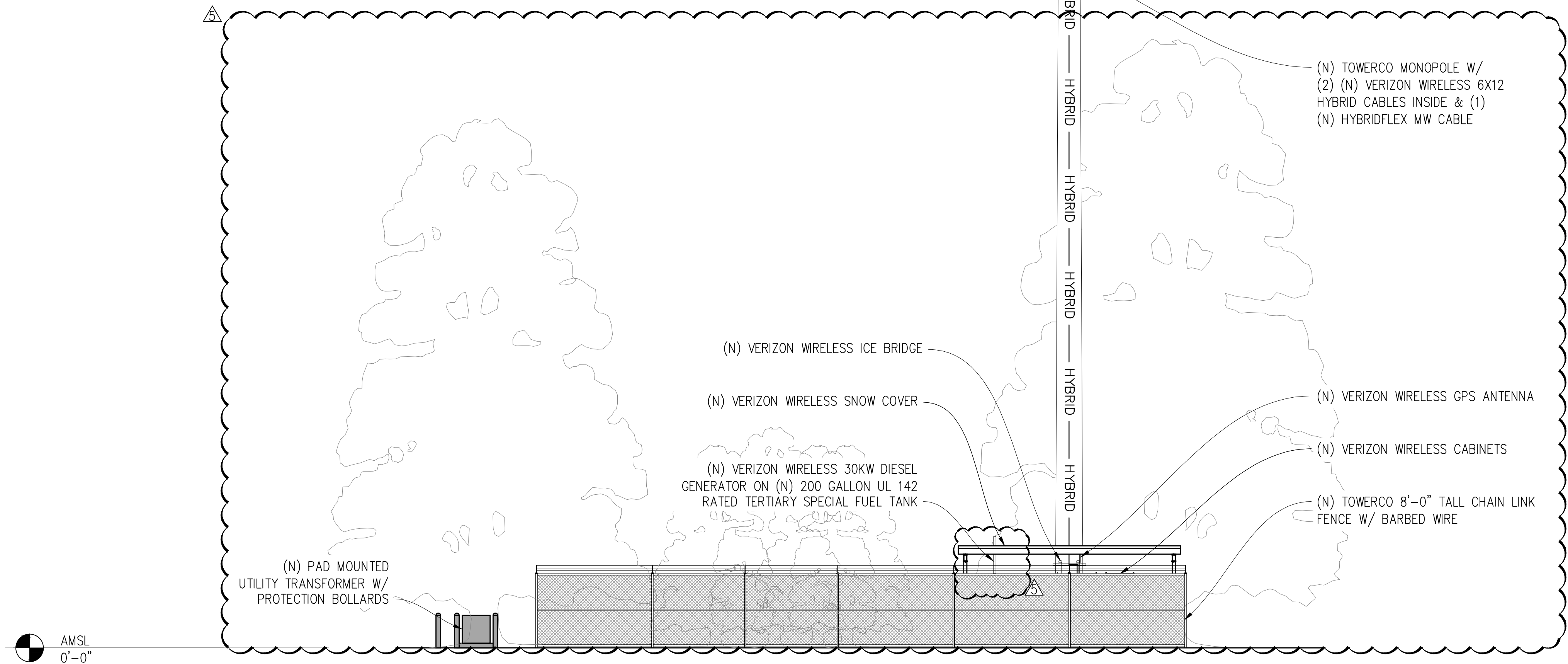
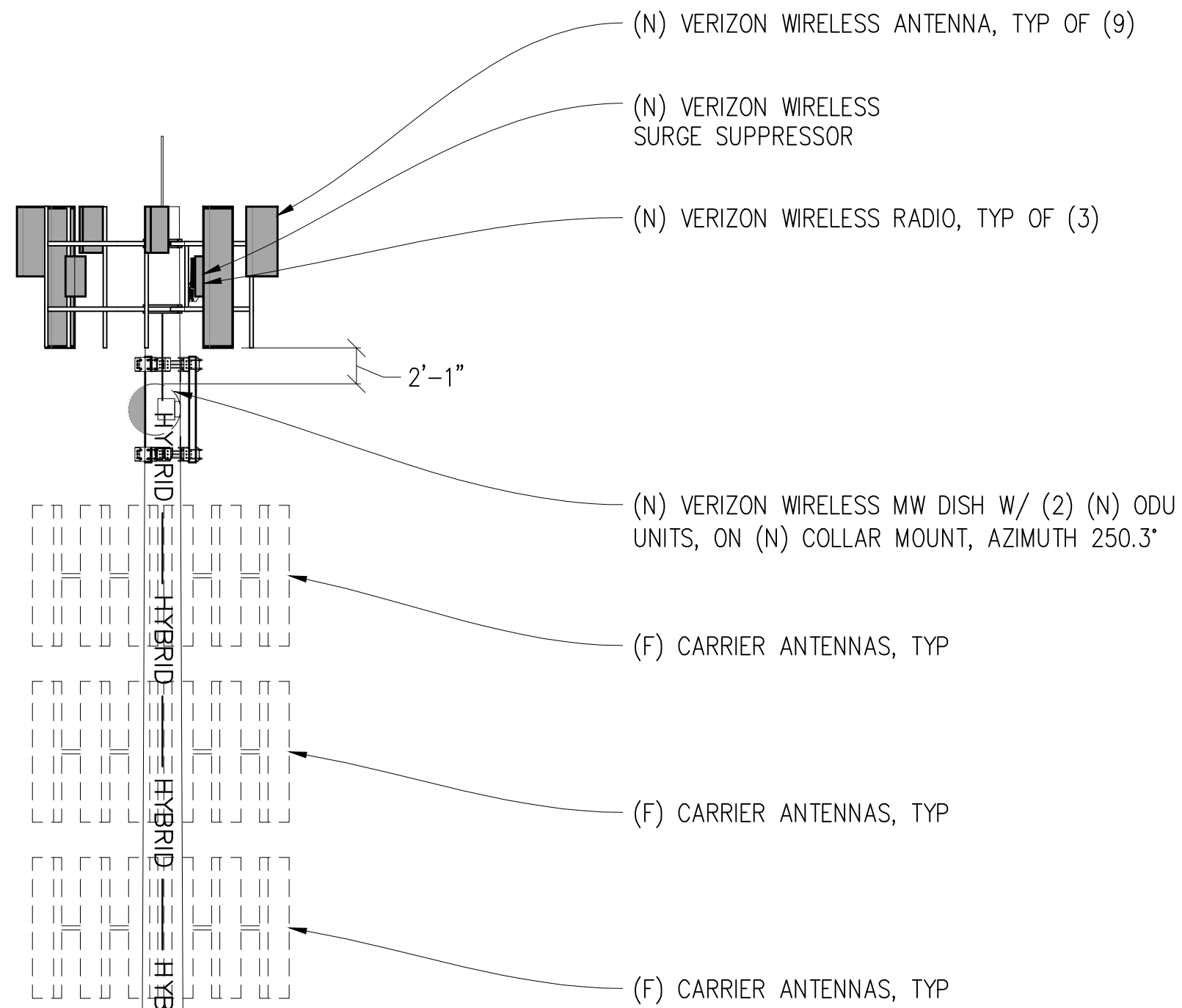
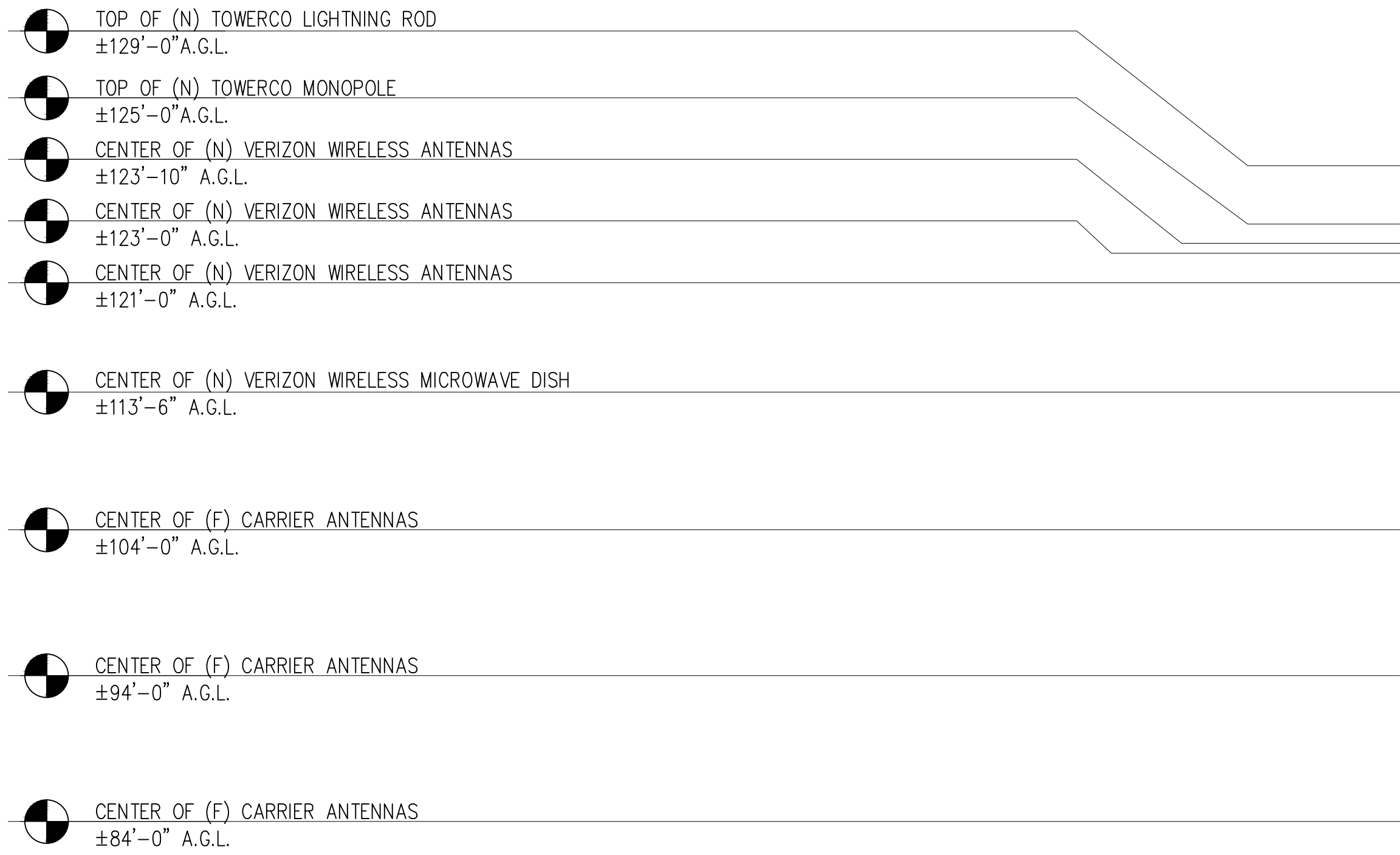


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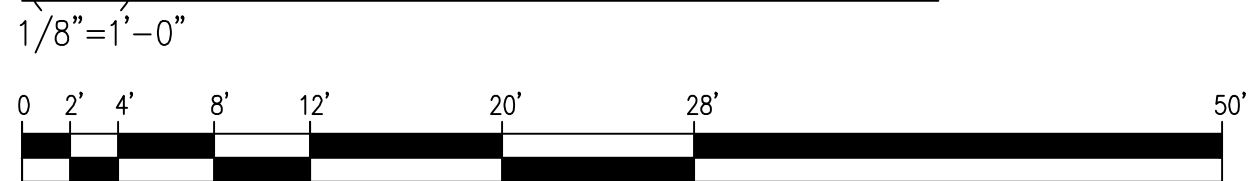
ANTENNA PLAN

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A-2.1



(N) EAST ELEVATION



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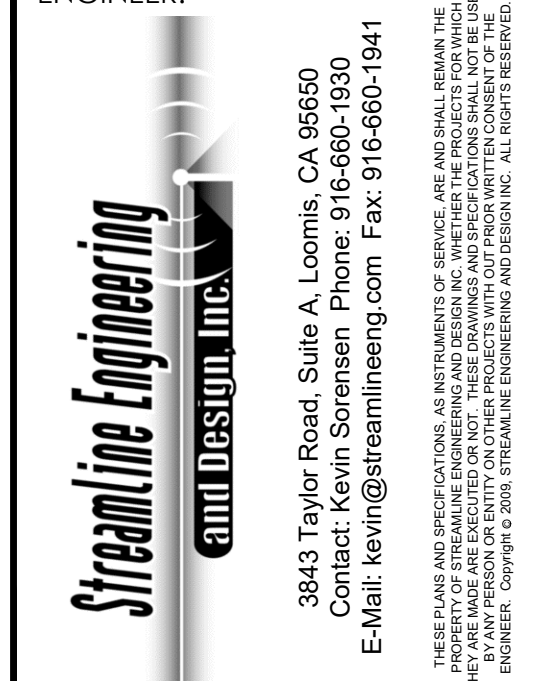
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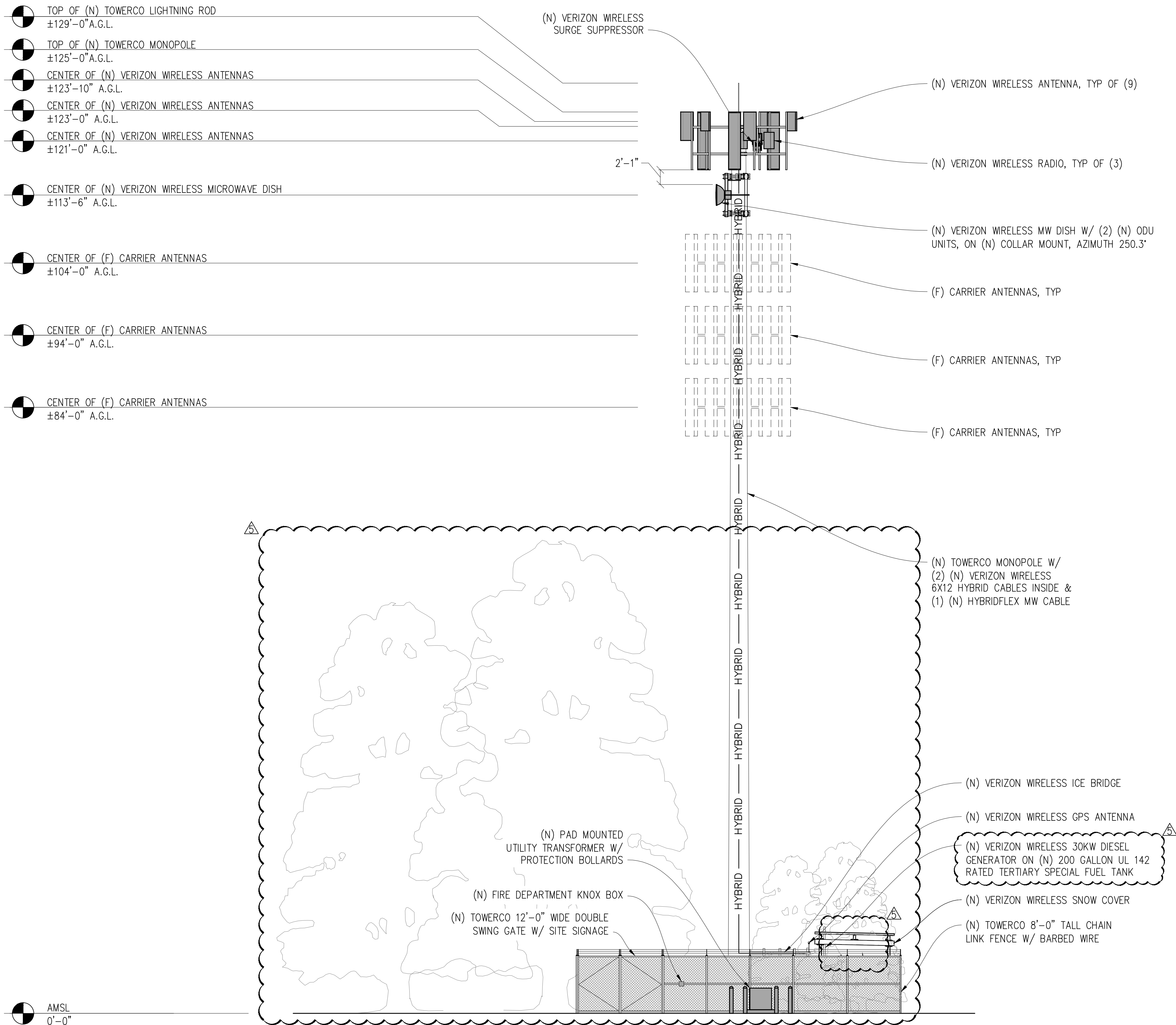


SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-3.1



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



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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

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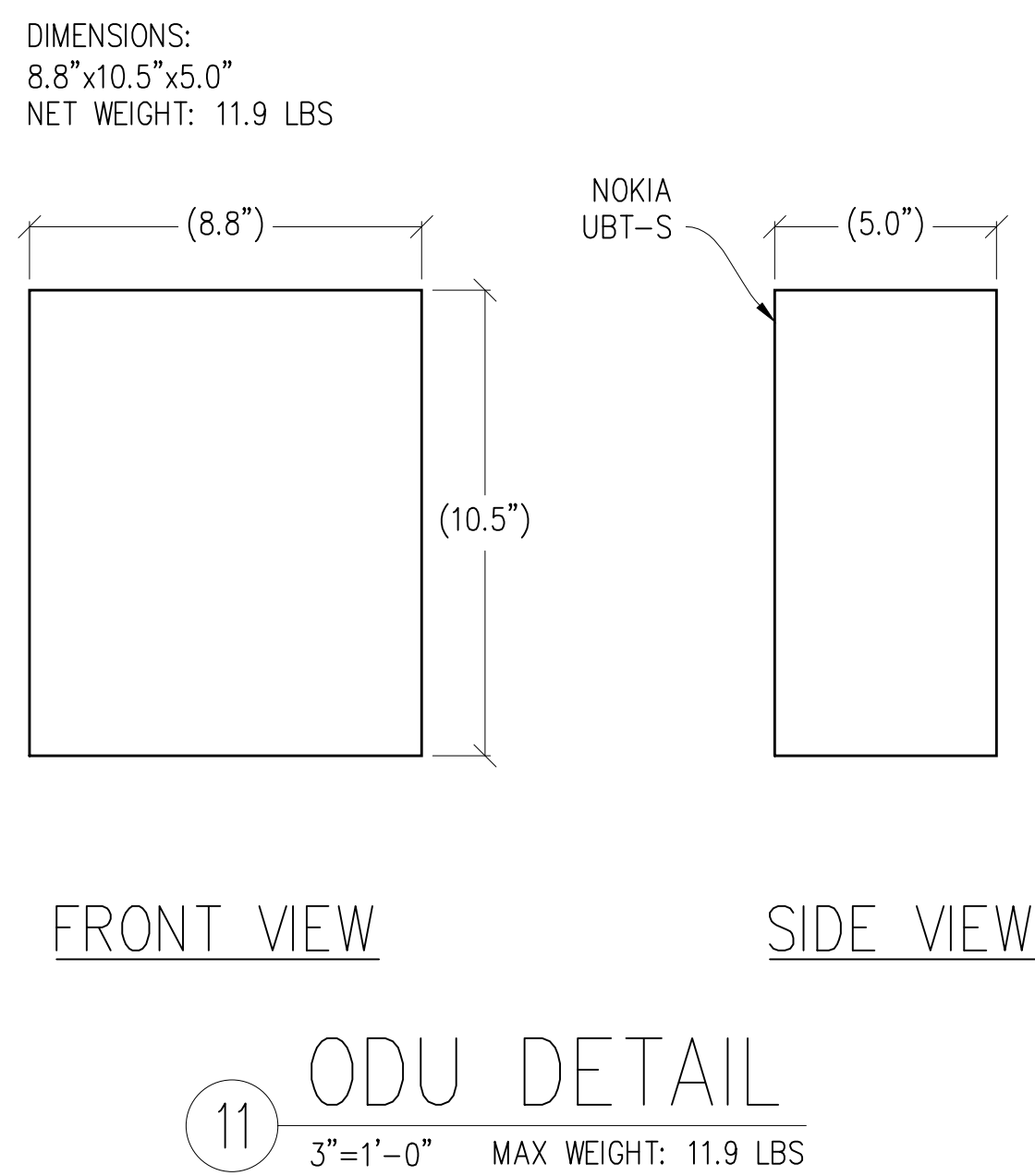
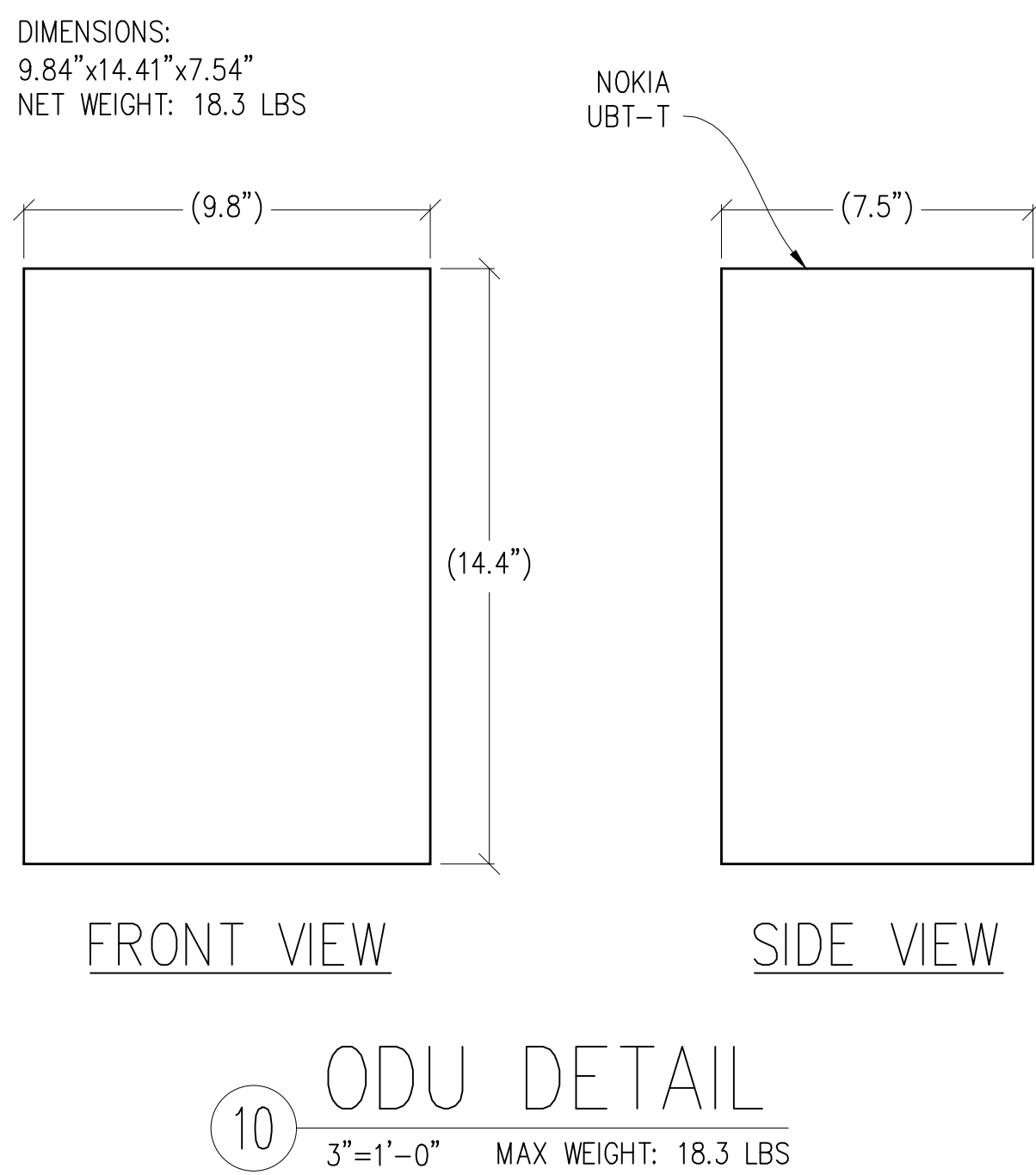
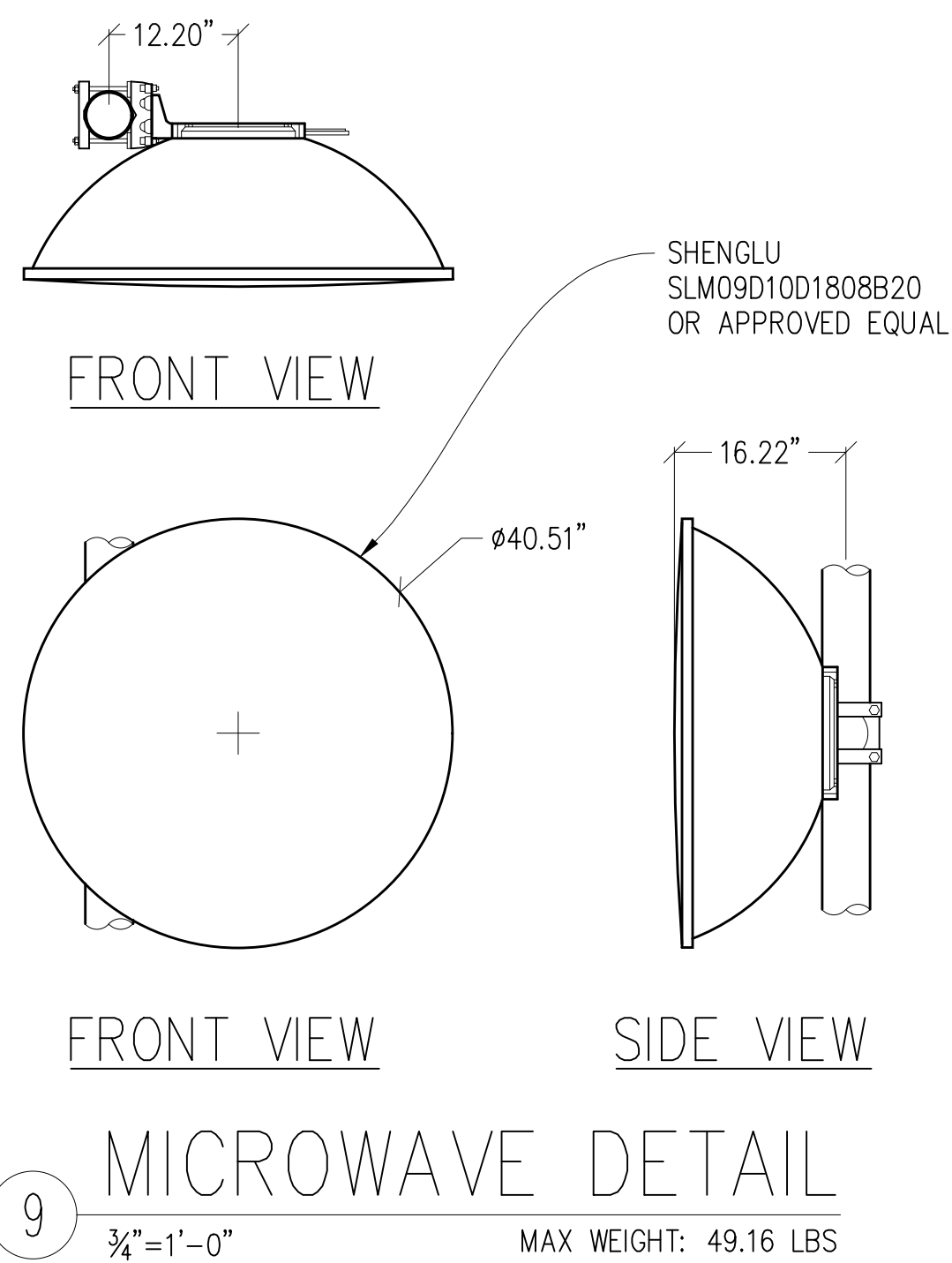
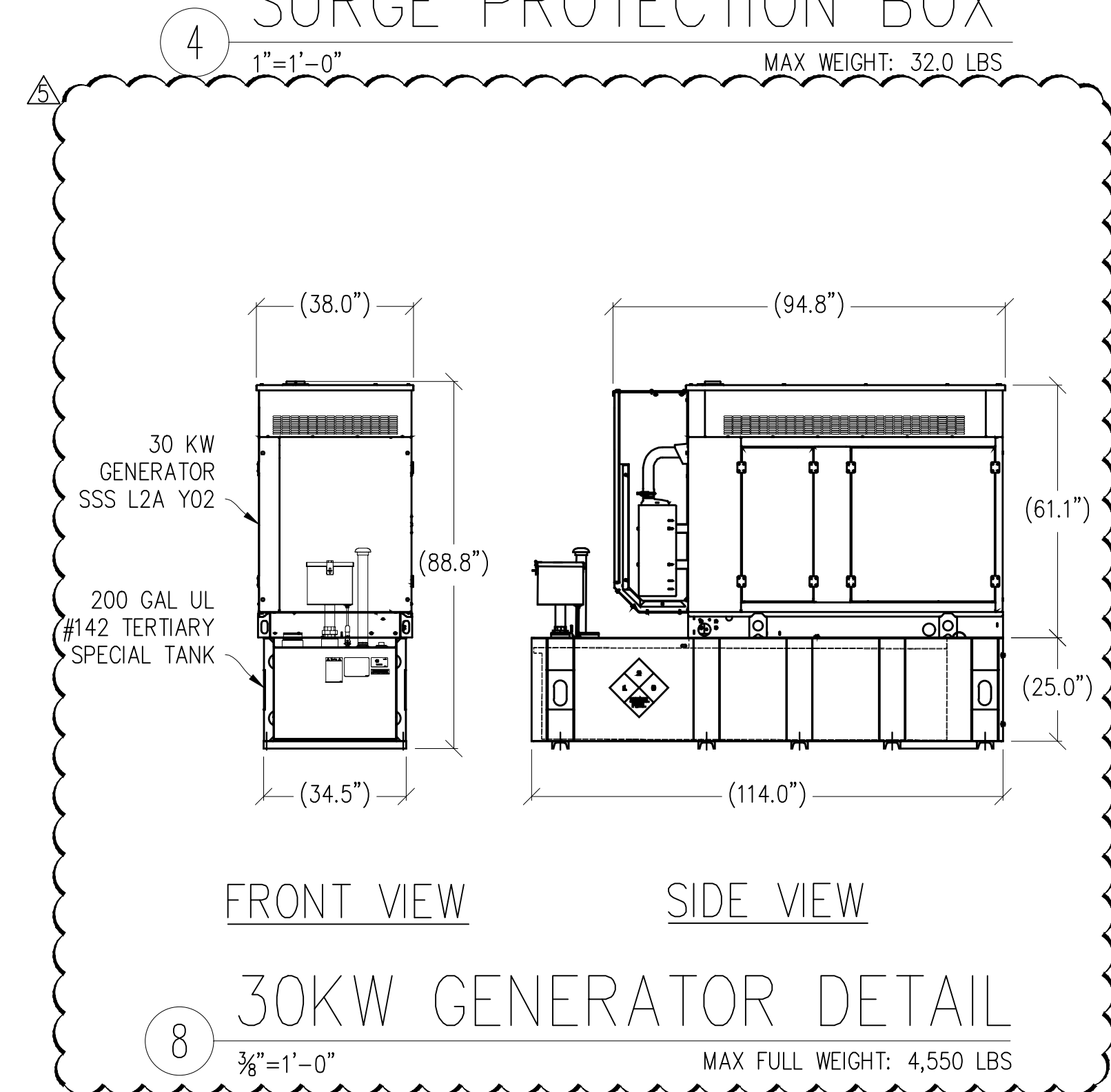
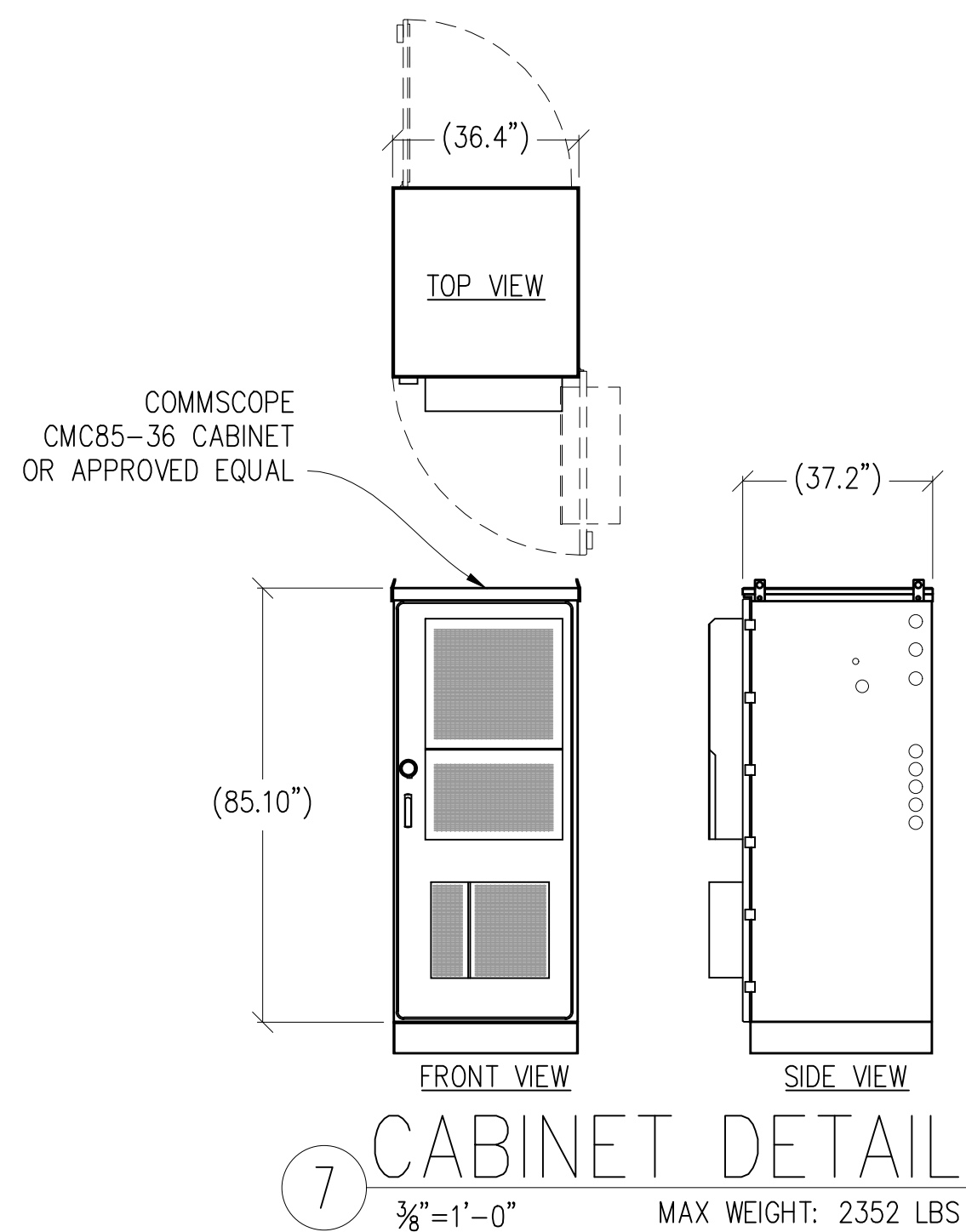
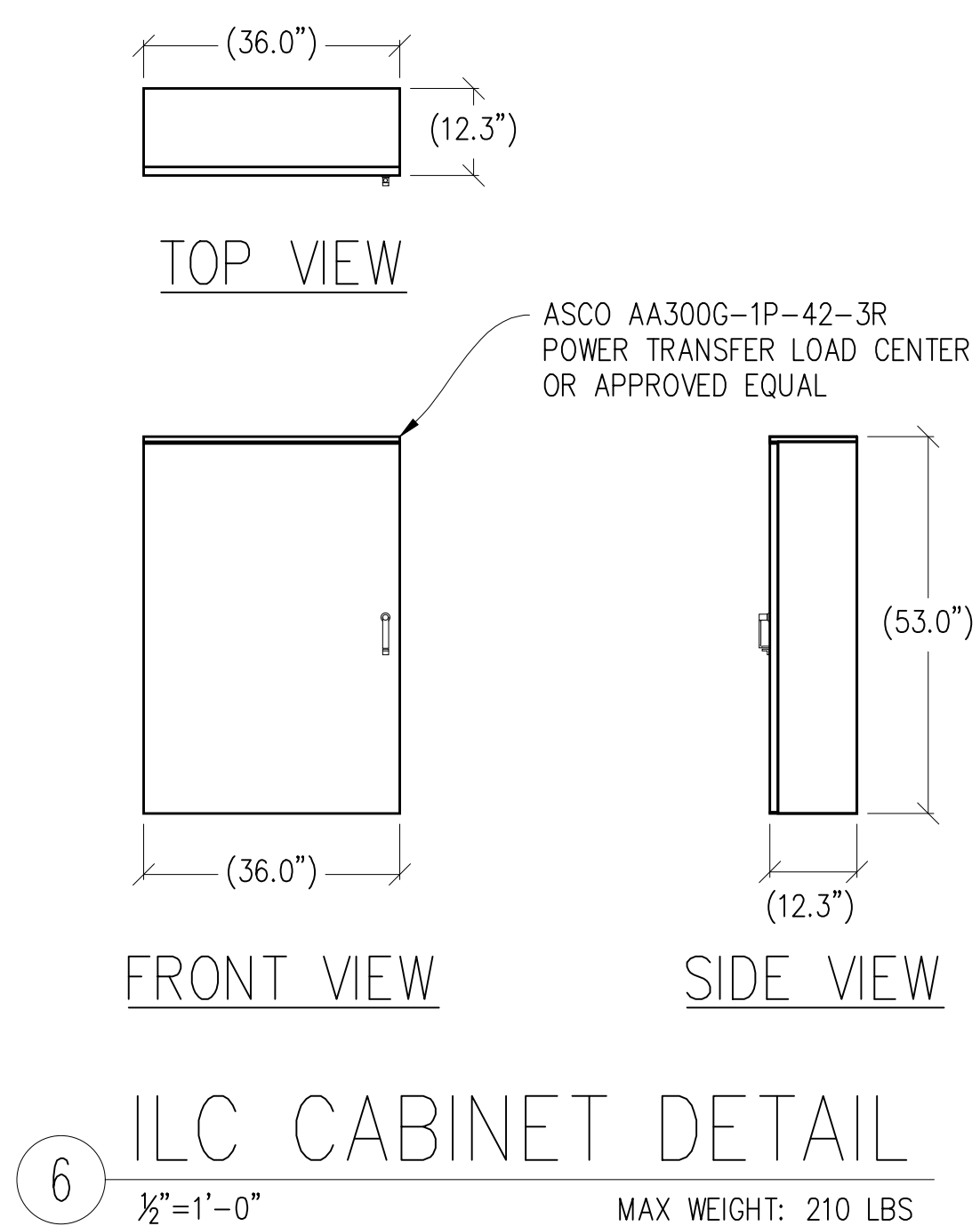
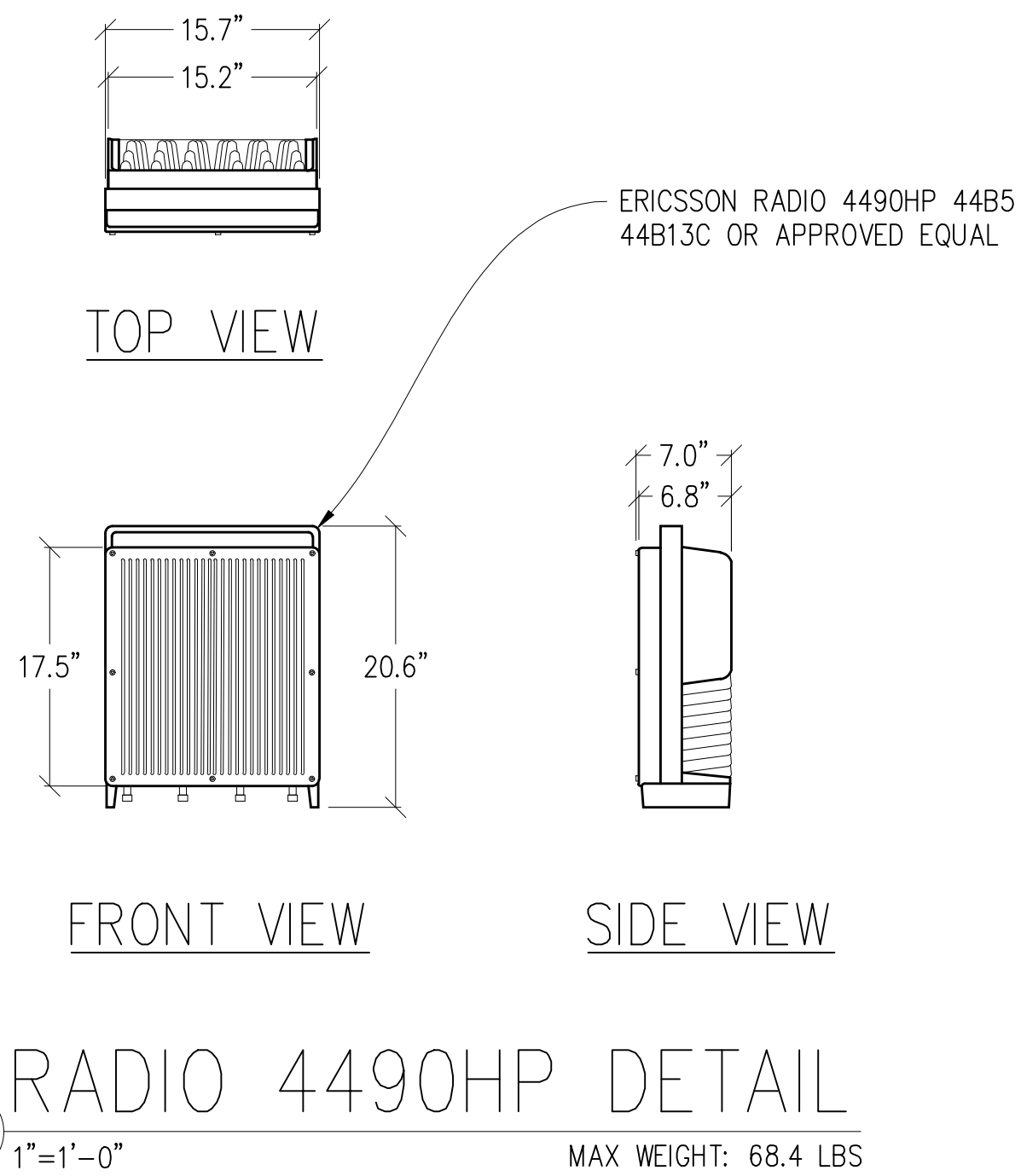
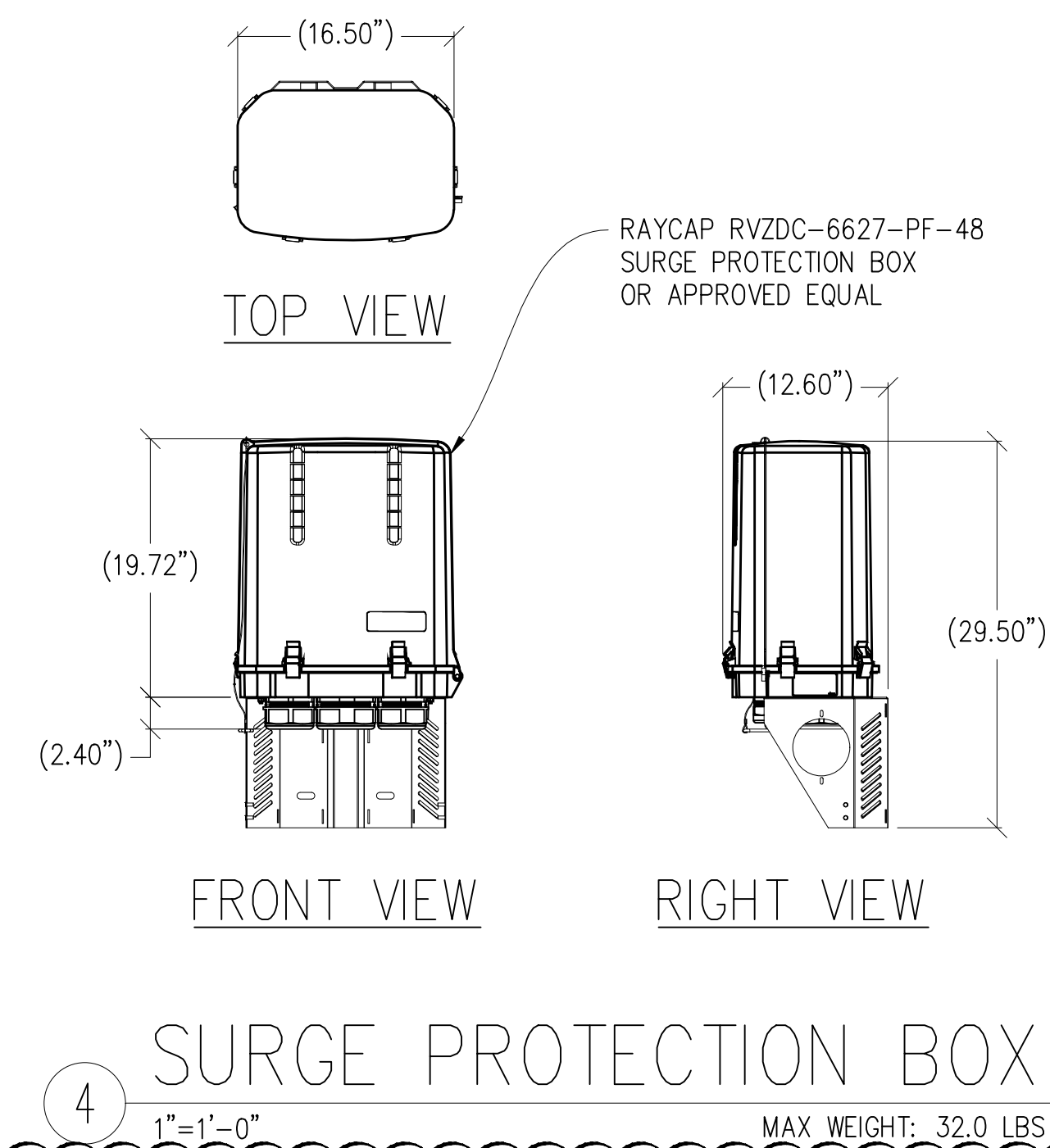
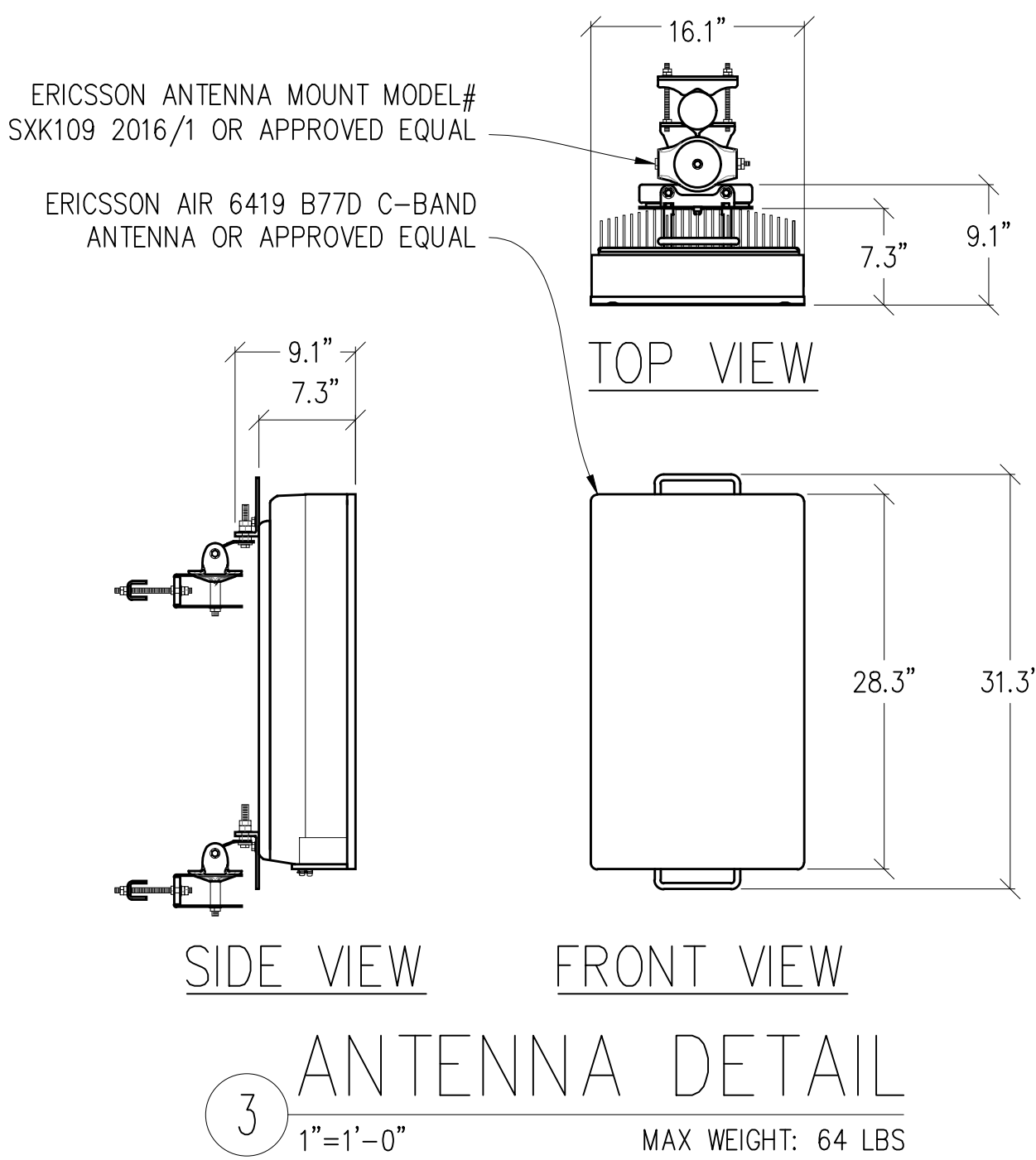
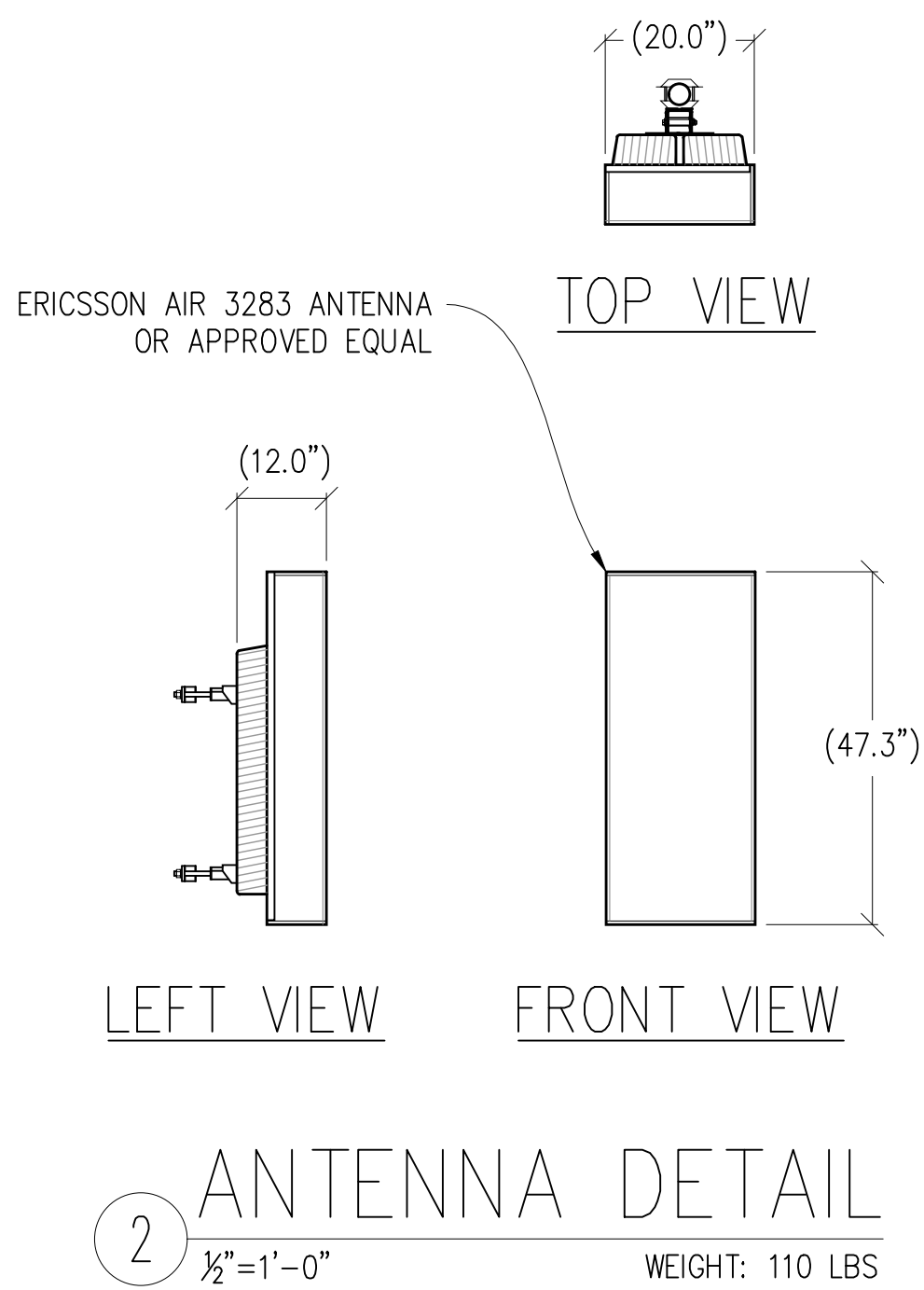
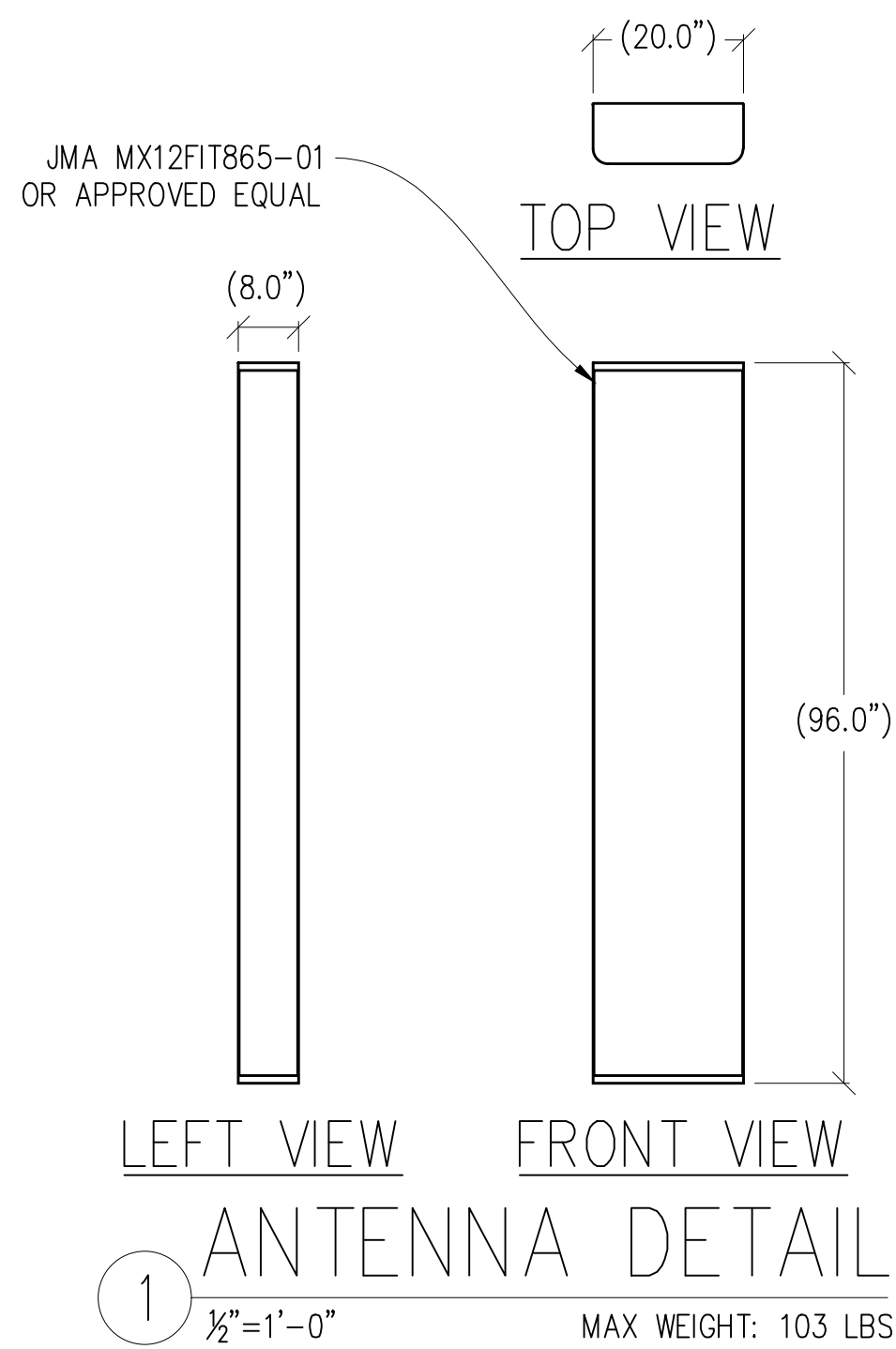
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881 FIRST AVENUE
CHESTER, CA 96020

PREPARED FOR

**TowerCo**
EMPOWERING connectivity

Vendor:

**COMPLETE**
Wireless Consulting, Inc.

TOWERCO SITE ID:

CA0714

MDG LOCATION ID:

5000918324

V2W PROJECT ID:

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DRAWN BY:

FS

CHECKED BY:

N. GEORGE

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S4469

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UNLESS THEY ARE ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

**Streamline Engineering**
consulting inc.

3843 Taylor Road, Suite A, Lodi, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1830
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

ANTENNA
DETAILS

SHEET NUMBER:

A-4.1



(N) FIRE EXTINGUISHER

(N) VERIZON WIRELESS UTILITY H-FRAME

(N) 200AMP ILC

(N) 30"X30"X12" TELCO BOX

(N) CONCRETE SLAB

(N) 400A BUSS BOX

(2) (F) METER PANELS

(N) 200A VERIZON WIRELESS METER PANEL

(N) 400A SERVICE ENTRANCE

(N) UTILITY H-FRAME

PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 22,000				VOLTS: 120V/240V, 1ø			
LOCATION : OUTSIDE						BUS AMPS: 200A			
MOUNTING : H-FRAME						MAIN CB: 200A			
ØA	ØB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA							LOAD VA	LOAD VA
30		SURGE ARRESTOR	60/2	1	2	30/2	(N) DC POWER PLANT	2292	
	30	" "	" "	3	4	" "	" "		2292
2292		(N) DC POWER PLANT	30/2	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		
	2292	" "	" "	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	LIGHTS		300
	300	(N) GEN. BATTERY CHARGER	20/1	41	42	20/1	GFI RECEPTACLE	180	
10198	9498	PHASE TOTALS					PHASE TOTALS	9348	9468
TOTAL VA =	38512	TOTAL AMPS =	160						
TOTAL KVA =	38.51								

E-1.1



1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 - www.trileaf.com

June 13, 2025

Mr. Todd Richardson
TowerCo, LLC
5000 Valleystone Drive
Cary, North Carolina 27519

Sent via email: Trichardson@towerco.com

RE: Wetland and Zoning Assessment for the Purposes of Tower Site Location
CA0715 Chester High / 881 First Avenue, Chester, Plumas County, CA 96020
Latitude: 40° 18' 7.03" N, Longitude: 121° 13' 29.74" W
Parent Parcel: Plumas County Parcel #100-270-006-000

Mr. Richardson,

As part of the research for the Phase I Environmental Site Assessment Report dated January 14, 2025 and the National Environmental Policy Act (NEPA) Review Report dated April 9, 2025 for the proposed location of a 129-foot monopole communications tower, Trileaf Corporation consulted multiple sources, as well as performed site reconnaissance to determine the presence and location of wetlands throughout the parent parcel and near the proposed tower location. Additionally, Trileaf has consulted the Plumas County Assessor's Database and Plumas County's online Zoning maps to determine Primary Zoning designations throughout the subject property's parent parcel.

It is Trileaf's finding that the majority of the parent parcel is classified and mapped as Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, or Freshwater Excavated Ponds, with an additional Riverine System connecting various wetland types throughout the parent parcel. Trileaf found the parent parcel to consist of three (3) separate Primary Zoning types: Rural 10-acres (R-10), General Agriculture (GA), and Lake (L).

Trileaf finds the areas within the parent parcel zoned as both Lake (L) and General Agriculture (GA) to entirely consist of wetland feature types described above, making the areas of the parcel zoned both as Lake and General Agriculture wholly unsuitable for construction of the proposed tower and compound due to the direct, negative impact to mapped wetland areas. Please find attached maps taken from both the Plumas County online Zoning Maps and the U.S. Fish and Wildlife Services National Wetlands Inventory, showing these zoning and wetland designations.

In order to minimize risk and avoid direct impact on existing wetlands in the parent parcel, it is Trileaf's opinion and recommendation that the proposed tower and compound be constructed in the area of the parent parcel zoned as Rural 10-acres (R-10), and specifically be constructed in the area South of 2nd Avenue, West of the mapped Riverine wetland, and North of the existing paved driveway and structures associated with the Chester Public Utility District's water treatment compound. The coordinates listed above and proposed site construction plans provided by TowerCo, LLC and Verizon Wireless are within the area designated to prevent direct, negative impacts to existing wetlands or infrastructure on Parcel #100-270-006-000.

Please feel free to contact me by email at dhane@trileaf.com or by phone at (314) 997-6111, if you have any questions, or if there is any additional information I can provide regarding Trileaf's findings, determinations, and recommendations in our assessment of the wetlands and zoning for this proposed site.

Sincerely,

DREW HANE

Drew Hane
Project Manager
Trileaf Corporation

Attached:

U.S. Fish and Wildlife Service National Wetlands Inventory Map
Plumas County California Zoning Maps for Parcel #100-270-006-000





U.S. Fish and Wildlife Service

National Wetlands Inventory

CA0715 Chester High - Wetlands Map



June 13, 2025

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
	Freshwater Pond		Riverine		

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Plumas County Zoning

Parcel #100-270-006-00



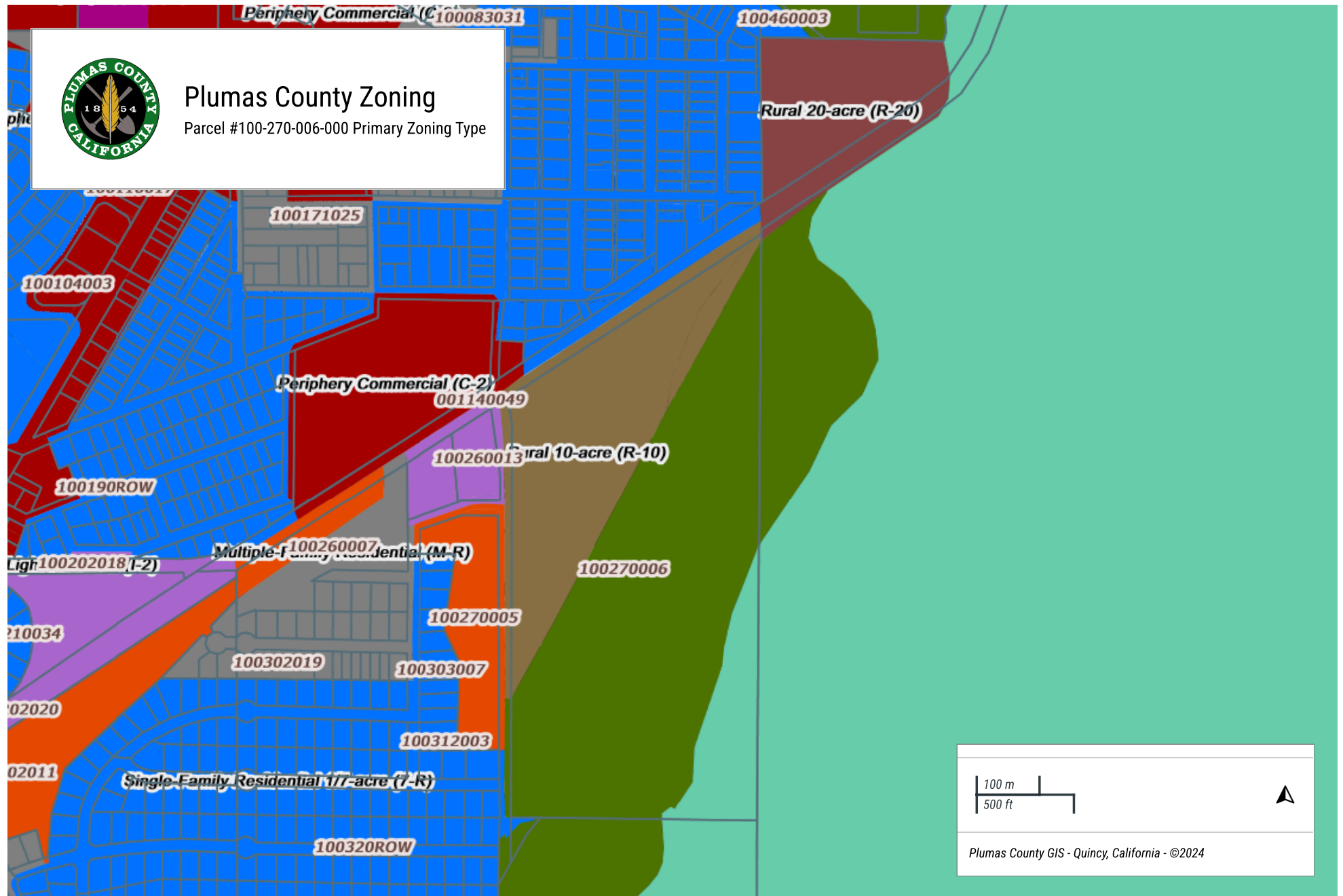
100 m
500 ft





Plumas County Zoning

Parcel #100-270-006-000 Primary Zoning Type



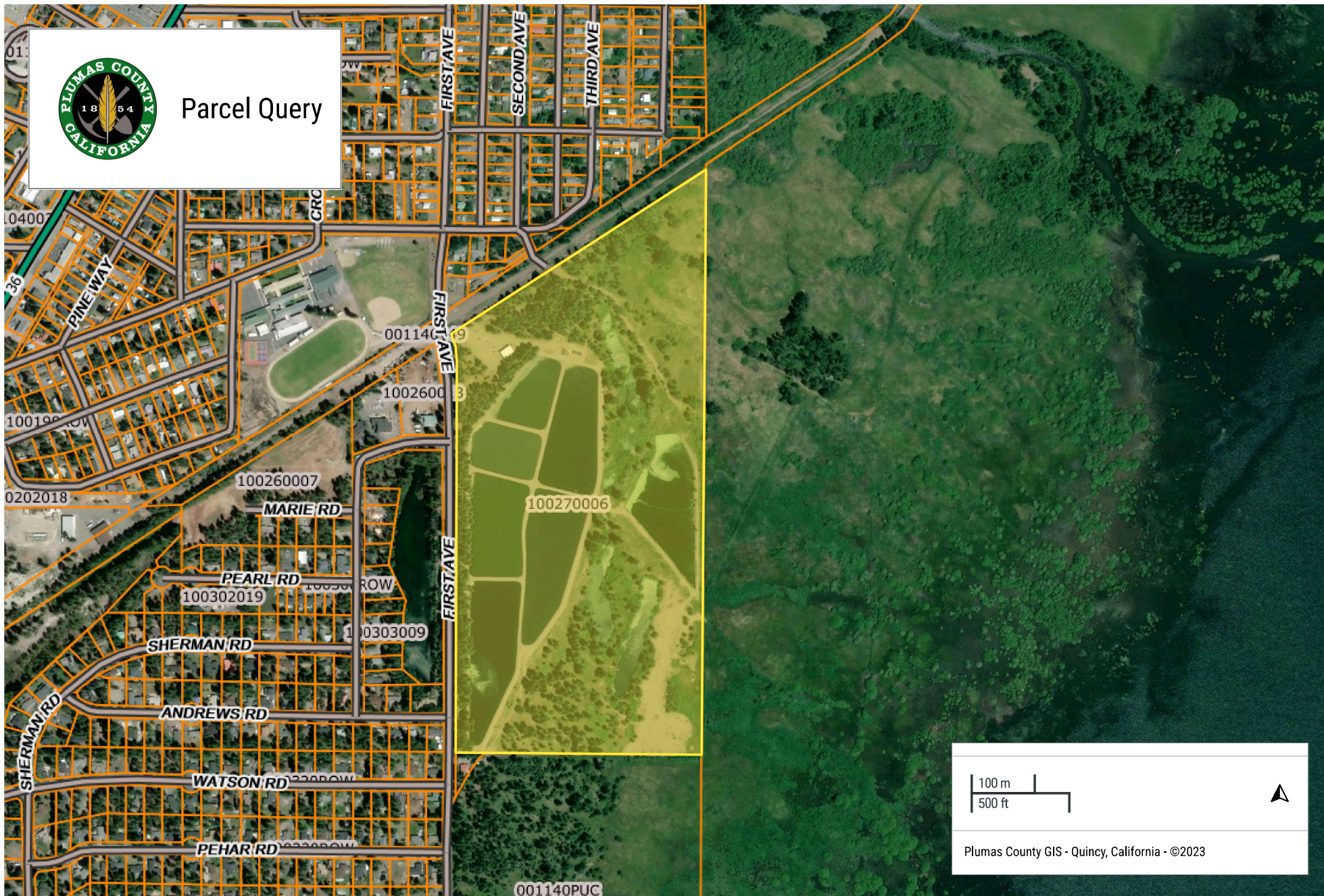


EXHIBIT 2

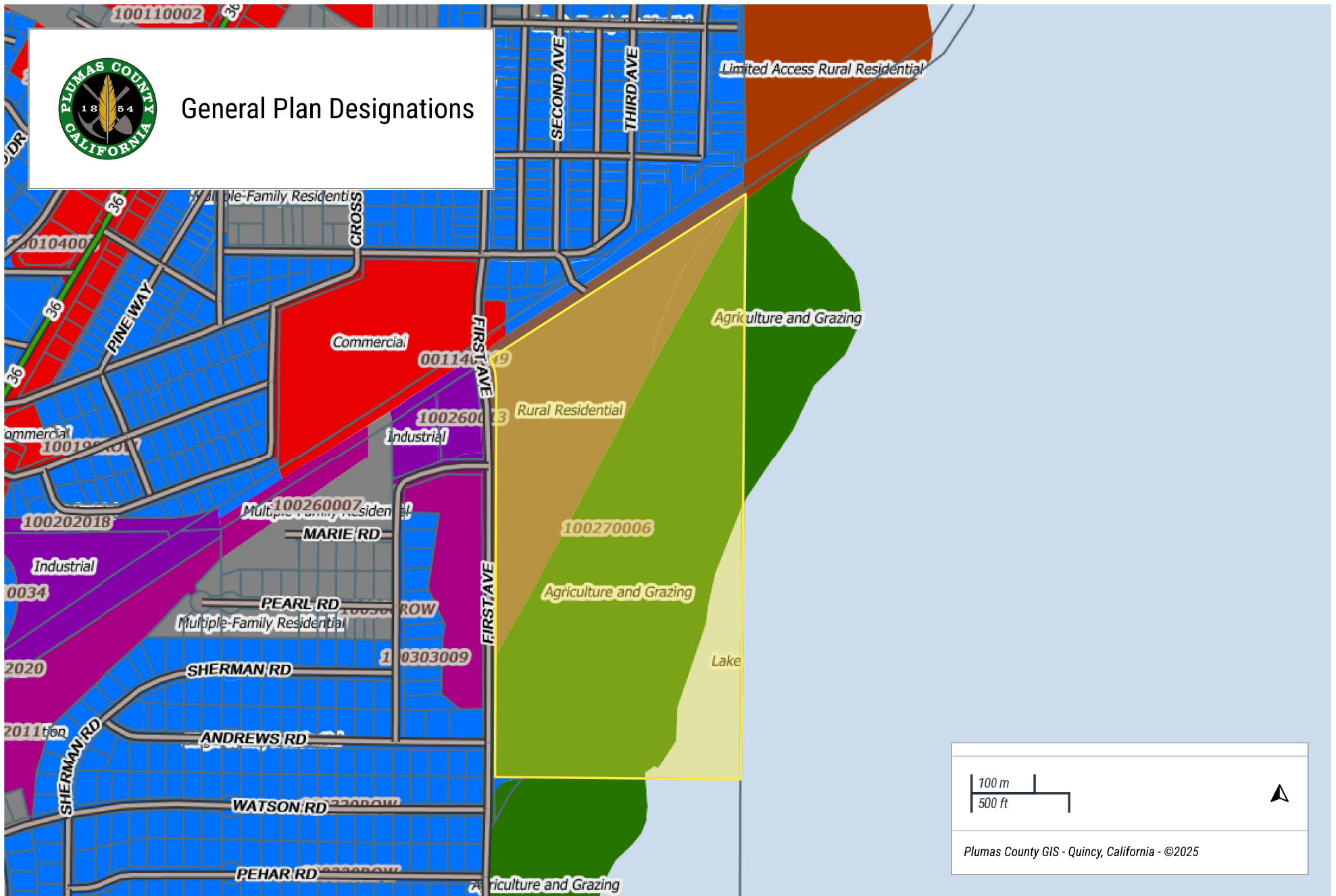


EXHIBIT 3

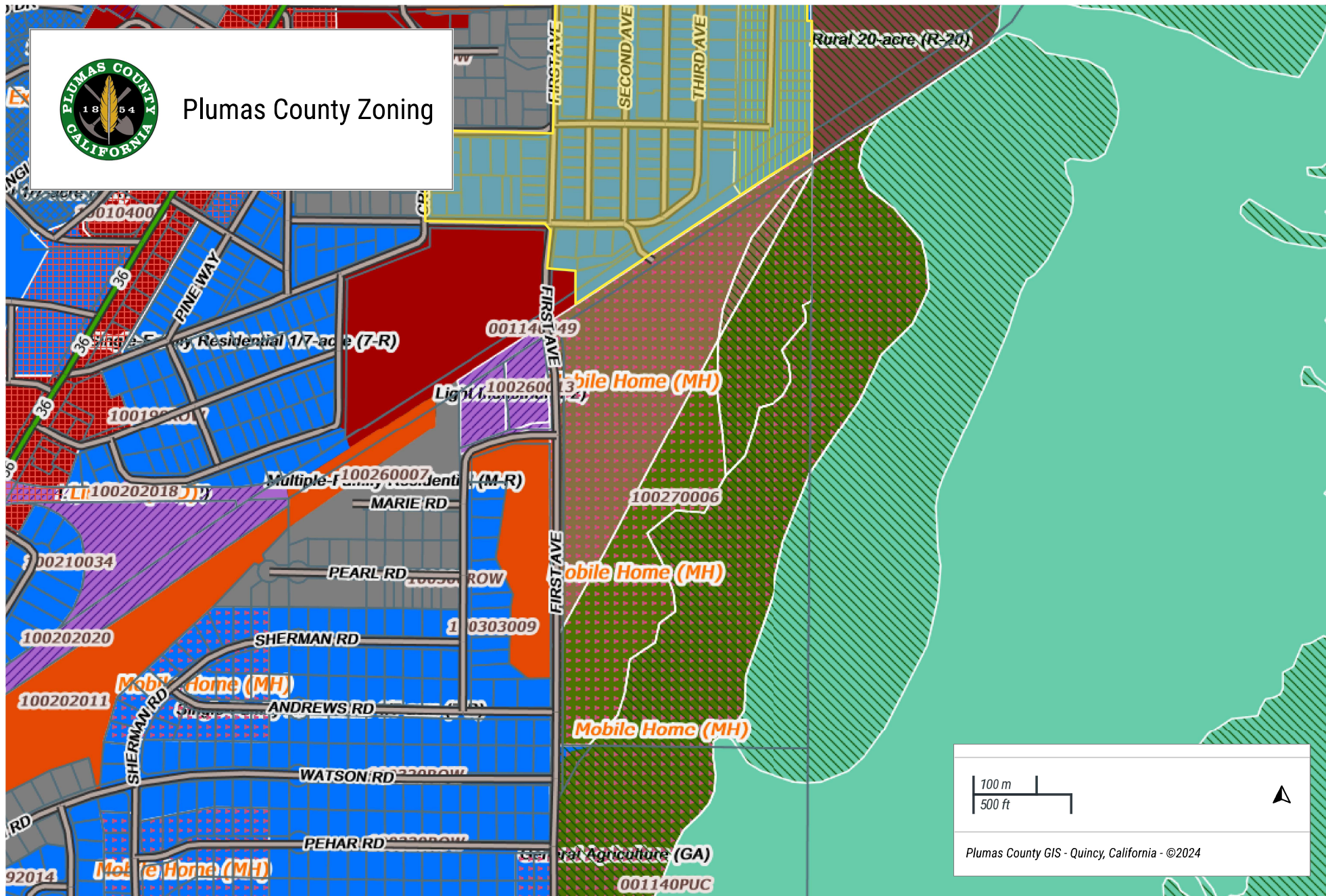


EXHIBIT 4

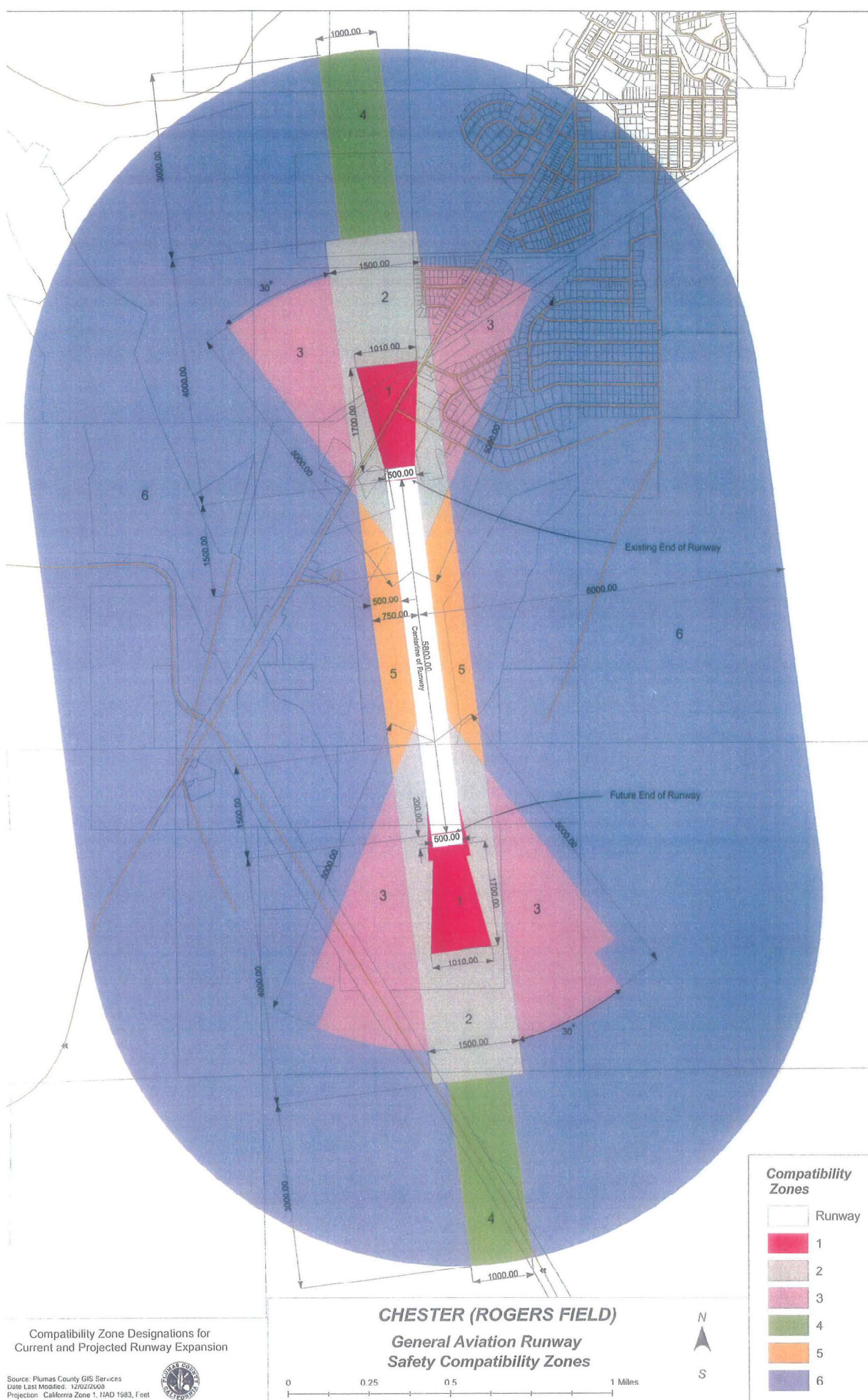


EXHIBIT 5

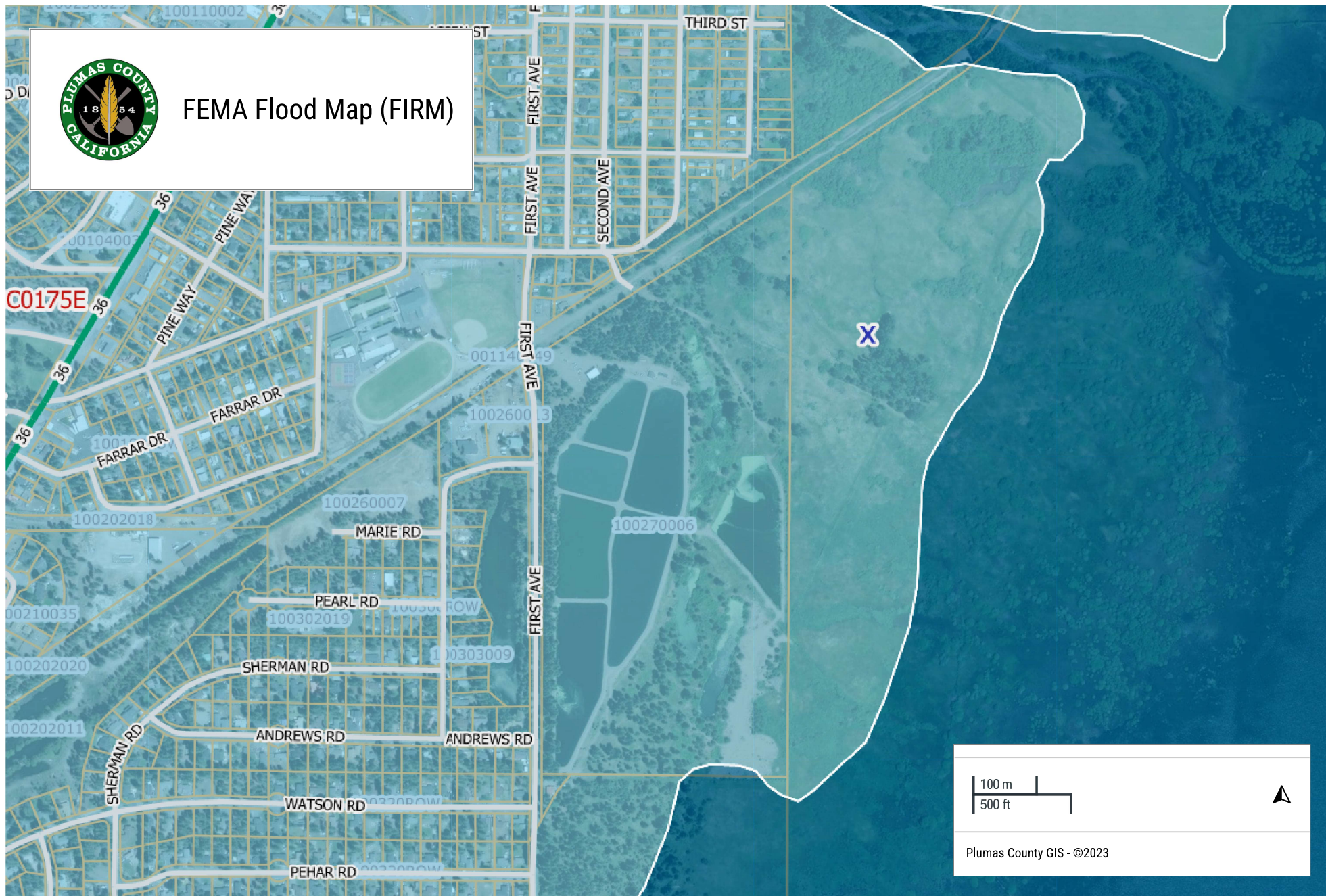


EXHIBIT 6

Evans, Tim

From: Thorman, Rob
Sent: Wednesday, October 15, 2025 1:51 PM
To: Evans, Tim
Cc: Harmon, Amanda
Subject: RE: Preliminary Review and Consultation for Special Use Permit U 3-24/25-07; 881 First Avenue, Chester, CA; APN 100-270-006

Hi Tim,

I reviewed and no comments.

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: Wednesday, October 15, 2025 1:35 PM
To: Evans, Tim <TimEvans@countyofplumas.com>
Cc: Harmon, Amanda <amandaharmon@countyofplumas.com>
Subject: Preliminary Review and Consultation for Special Use Permit U 3-24/25-07; 881 First Avenue, Chester, CA; APN 100-270-006

Good Afternoon,

The Planning Department received a Special Use Permit application to allow the construction of a one hundred twenty-nine (129) foot 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 23, 2025. If you intend to respond, but cannot do so by **October 23, 2025**, please call me at (530) 283 - 6207 or email me at TimEvans@countyofplumas.com. Should you have any questions, please let me know.

Please note that this special use permit is for the 129-foot telecommunications tower in which a variance application (V 8-25/26-02) was recently sent for agency review on September 19, 2025. The attached project information is the same as that provided for the agency review on September 19, 2025. The special use permit would allow the proposed use and the variance previously sent for agency review would allow the increase in telecommunication tower height related to the proposed use.

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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Plumas County Environmental Health

270 County Hospital Road, Ste. 127, Quincy CA 95971

Phone: (530) 283-6355 ~ Fax: (530) 283-6241

DATE: October 15, 2025

TO: Tim Evans, Senior Planner
Plumas County Planning & Building Services

RE: Review and Consultation for Special Use Permit U 3-24/25-07
APN: 100-260-006; T28N/R7E Sec.8, MDM

This is to notify you that this Department:

☒ APPROVES

☐ APPROVES SUBJECT TO:

☐ CANNOT APPROVE DUE TO THE FOLLOWING:

☐ FINDS THE APPLICATION INCOMPLETE DUE TO:

No comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Robinette", is written over a horizontal line.

Rob Robinette, Director

Evans, Tim

From: Robert Gray <peninsulafire00@gmail.com>
Sent: Thursday, October 16, 2025 3:23 PM
To: Evans, Tim
Cc: Harmon, Amanda
Subject: Re: Preliminary Review and Consultation for Special Use Permit U 3-24/25-07; 881 First Avenue, Chester, CA; APN 100-270-006

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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.

Good Afternoon,
I have no comments for this application and it will not effect Fire or EMS services, thank you

On Wed, Oct 15, 2025 at 1:35 PM Evans, Tim <TimEvans@countyofplumas.com> wrote:

Good Afternoon,

The Planning Department received a Special Use Permit application to allow the construction of a one hundred twenty-nine (129) foot 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.

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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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--

Robert Gray
Fire Chief

Peninsula Fire Protection District
Hamilton Branch Fire Protection District
Office- 530 259 2306
Cell - 530 854-1791

Evans, Tim

From: Hasse, Evan
Sent: Monday, October 20, 2025 7:15 AM
To: Evans, Tim
Subject: RE: Preliminary Review and Consultation for Special Use Permit U 3-24/25-07; 881 First Avenue, Chester, CA; APN 100-270-006

Hi Tim,

No comments from Engineering on this project. Thanks,

Evan Hasse
530.616.5102
530.283.6209 Office

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Sent: Wednesday, October 15, 2025 1:35 PM
To: Evans, Tim <TimEvans@countyofplumas.com>
Cc: Harmon, Amanda <amandaharmon@countyofplumas.com>
Subject: Preliminary Review and Consultation for Special Use Permit U 3-24/25-07; 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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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 3-24/25-07
and Variance V 8-25/26-02

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.