




## ZONING ADMINISTRATOR STAFF REPORT

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**TO:** Tracey Ferguson, Zoning Administrator

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

**MEETING DATE:** January 14, 2026

**SUBJECT:** Continued Public Hearing from December 10, 2025, and November 6, 2025  
Variance  
V 8-25/26-02

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

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**PLANNING AREA:** N/A

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

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

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

**PARCEL SIZE:** 77.58 acres

**SEWAGE:** Chester Public Utility District

**WATER:** Chester Public Utility District

**ELECTRICITY:** Pacific Gas and Electric Company

**FIRE PROTECTION:** Peninsula Fire Protection District

**SUPERVISORIAL DISTRICT:** District 3 – Supervisor Tom McGowan

**APPLICANTS:** TowerCo LLC and Verizon Wireless

**OWNER:** Chester Public Utility District

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### PROJECT DESCRIPTION:

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

On November 6, 2025, public hearings were held for Variance V 8-25/26-02 and Special Use Permit U 3-24/25-07. Planning staff presented to Tracey Ferguson, Zoning Administrator, that the applicant provided information detailing that the "GA" zoned portion of the property is not a viable location for the telecommunications facility due to wetlands encompassing the "GA" zoning district. Planning staff further indicated that the "GA" zoning district would allow the telecommunications facility, including 129-foot monopole, without a variance and in order for staff to be supportive of a recommendation of approval for the variance to allow the height increase in the "R-10" zoning district, evidence is required to demonstrate a special circumstance and/or hardship specific to the viability of locating the telecommunications facility within the portion of the property zoned "GA." Planning staff explained that, based on a map created by Plumas County Geographic Information Systems (GIS), there is a 0.94-acre portion of the parcel that is outside the wetlands, but still within the "GA" zoning district, which could potentially support the telecommunications facility without the need for a variance.

At the hearings, Planning staff stated information is required from the applicant, Army Corps of Engineers, or other jurisdiction showing that there is a buffer or setback from the wetlands that would prevent building the monopole on that portion of land and without that information, staff cannot make the recommendation to approve the variance. Planning staff concluded with a recommendation to the Zoning Administrator to hold the public hearing to receive any testimony and continue the hearing to a date and time certain to allow the County sufficient time to consult with the Army Corps of Engineers.

Upon receiving staff's and the applicant's presentations, the Zoning Administrator opened the public hearing and took the following actions:

1. The term "least intrusive means" is in the Telecommunications Ordinance, and evidence as to the least intrusive means is required to eliminate the viability of the portion of land zoned "GA"



and find the least intrusive means is within the “R-10” zoning where the site is proposed. Therefore, the Zoning Administrator requested the applicant address one or both of the following:

- a. As Planning staff provided evidence that all of the “GA” zoning district is not encompassed by wetlands and noted an inaccuracy in the Wetland and Zoning Assessment prepared by Trileaf Corporation concerning the wetlands in relation to the “GA” zoning district, an additional letter from Trileaf Corporation is required to clarify the statement that, “Trileaf finds the area within the parent parcel zoned as both Lake (L) and General Agriculture (GA) to **entirely** consist of wetland feature types”; and/or
  - b. Provide a determination in writing from the Chester Public Utility District (CPUD) that states the location within the “GA” zoning district conflicts with their operations or the facility proposed is the least intrusive means of fulfilling the coverage gap.
2. Requested permission from EBI Consulting to publish the RF-EME (Radio Frequency Electromagnetic Energy) Report.
  3. Requested the visual simulations be included in an amended staff report.
  4. Continued the public hearings to December 10, 2025, Zoning Administrator meeting at 10:00 a.m.

On December 10, 2025, the continued public hearings were held and staff provided the information submitted by the applicant on December 2, 2025, to address #1. The applicant provided the letter (Exhibit 11) from Bonnie Mullaney, General Manager, Chester Public Utility District, stating the following:

*“I am confirming that the current proposed location for the cell phone tower is the best location at the District’s wastewater treatment plant in regard to the District’s foreseeable needs. The narrow strip between the treatment points and the designated wetland area is not an option for the District to provide because that area must be kept for potential expansion of wastewater operations. There are also discharge lines to the ponds 7, 8, 9, and 10 at the perimeter of that strip.”*

Therefore, as the applicant provided the letter from CPUD, Planning staff stated at the December 10, 2025, public hearings that sufficient information was provided to proceed with an analysis for Variance V 8-25/26-02 and Special Use Permit U 3-24/25-07.

To address #2, on December 3, 2025, the applicant provided an email from Dave Keirstead, RF-EME Associate Technical Director, EBI Consulting, consenting to the release of the RF-EME report.

As exhibits to the December 10, 2025, staff report to address #2 and #3, Planning staff included the visual simulations and the RF-EME Report. The visual simulations and RF-EME Report are included in Exhibit 1 of this staff report.

At the December 10, 2025, public hearing, Planning staff noted that the November 6, 2025, Zoning Administrator public hearing notice for Variance V 8-25/26-02 and Special Use Permit U 3-24/25-07 included the following language:

*“CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) - VARIANCE (V 8-25/26-02) – No action is being recommended to be taken on the Variance (V 8-25/26-02) to allow additional time for the County to consult with appropriate agencies on the proposed project. A CEQA determination and action on Variance (V 8-25/26-02) is recommended to be made at a **noticed continued public hearing**.*

*CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) – SPECIAL USE PERMIT (U 3-24/25-07) – As no action is being recommended to be taken on the Special Use Permit (U 3-24/25-07) until action can be taken on the Variance (V 825/26-02) application. A CEQA determination and action on the Special Use Permit (U 3-24/25-07) is recommended to be made at a **noticed continued public hearing.***

Planning staff indicated at the public hearings that while the letter from CPUD was submitted on December 2, 2025 – eight (8) days prior to the continued public hearing date set for December 10, 2025, and past the deadline arranged between Planning staff and the applicant – the initial noticing incorporated a provision that the continued public hearings in which CEQA determinations and project actions would occur would be noticed. Pursuant to California Government Code Section 65090, public hearing notices shall be posted 10 days prior to the public hearing. Therefore, due to timing, Planning staff could not fulfill the necessary noticing requirements and additional time was requested by Planning staff to properly notice the continued public hearings. Furthermore, additional time would allow Planning staff sufficient time to properly analyze the project and prepare recommended actions to be taken by the Zoning Administrator in relation to the California Environmental Quality Act and project actions.

Re-noticing occurred for the project on January 2, 2026. A 10-day public hearing notice for the regular meeting of the Zoning Administrator to be held on January 14, 2026, was posted in three (3) public places as required by California Government Code Section 65090 – specifically, 555 Main Street, Quincy, CA; 520 Main Street, Quincy, CA; and 218 Laurel Lane, Chester, CA.

#### **SITE DESCRIPTION AND SURROUNDING USES:**

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

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

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

#### **BACKGROUND:**

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

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

*“(b) Height.*

*(2) Facilities proposed in residential zones and not meeting the exemption set forth in subsection 9-2.4105(i), may not exceed thirty-five (35') feet in height. Height requirements may*

*be increased through the approval of a variance. The Zoning Administrator shall make the following findings from the proof supplied by the applicant to approve the variance:*

*(i) Site is the least intrusive; and*

*(ii) A denial would be a violation of federal or state law."*

Height is defined by PCC Sec. 9-2.245, *Height*, as meaning "a vertical distance measured upward from a surface determined by the structure's exterior finished grade as projected across the construction site."

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

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

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

*"Wetland Disturbance & Regulatory Compliance:*

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

*Habitat Disruption & Ecological Impact:*

*Wetlands serve as critical habitats for protected plant and animal species. Any construction in the GA zone risks disruption to sensitive ecosystems, including local wildlife corridors, migratory bird habitats, and native vegetation. Environmental agencies may impose strict restrictions or require extensive offsets, further complicating development. This can be avoided by building on already disturbed land outside of the wetland area.*

*Compatibility with Existing Use:*

*The property contains an existing water treatment facility. Much of the property is taken up with treatment ponds and other infrastructure. A wireless facility must be placed in a location that can be accessed and to which utilities can be brought, and the existing facilities cannot be relocated without impacts existing operations. The current location, north of the pools, in a cleared, well screened area containing a pumping station and other buildings was selected in consultation with*



*the District so as not to interfere with the District's ongoing operations. Brining access and utilities [to] the wetland, GA zoned portion of the property could also potentially pose operational issues."*

To specifically determine the location of the wetlands in relation to the zoning districts located on the property, Planning staff worked with the Geographic Information Systems (GIS) Department staff to create a zoning map with a wetlands overlay. The zoning map (Exhibit 2) shows that there is a portion of the subject property that does not contain wetlands – approximately 13.32 acres. Of the 13.32 acres outside the wetlands, there is approximately 0.94 acres zoned General Agriculture ("GA"). An important point to note is that the "GA" zoning, pursuant to PCC Sec. 9-2.4108(b)(1), allows for telecommunications facilities to be a maximum height of 200 feet. Therefore, if the telecommunications facility was located within the "GA" zoning, a variance for the height would be unnecessary.

Plumas County 2035 General Plan Conservation and Open Space Element Policy 7.2.1, Habitat Protection, states the following concerning wetlands:

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

Planning staff concurs with the applicant that the wetlands are a development constraint and the telecommunications facility should not be located such that it is within or impacts the wetlands.

As noted previously, there is a 0.94-acre portion of the "GA" zoning which is outside the wetlands that could, in theory, allow construction of the telecommunications facility without a variance for the height. However, concerning utilizing the 0.94-acre portion of the "GA" zoning outside the wetlands for the telecommunications facility, the applicant provided a letter (Exhibit 11) dated November 19, 2025, and received by Planning staff on December 2, 2025:

*"I [Bonnie Mullaney, Chester PUD General Manager] am confirming that the current proposed location for the cell phone tower is the best location at the District's wastewater treatment plant in regard to the District's foreseeable needs. The narrow strip between the treatment points and the designated wetland area is not an option for the District to provide because that area must be kept for potential expansion of wastewater operations. There are also discharge lines to the ponds 7, 8, 9, and 10 at the perimeter of that strip."*

Therefore, the 0.94-acre portion of the subject property zoned "GA" that is outside the wetlands is not a viable location for the proposed telecommunications facility.

Between the wetlands on the subject property, the Chester PUD infrastructure and roadways, the 0.94-acre portion of "GA" zoning outside the wetlands needing to be reserved for expansion of wastewater operations, and there being no other suitable location in the surrounding area that would efficiently fill the significant gap in coverage, staff is supportive of the variance and the proposed location of the 129-foot telecommunications tower being in the "R-10" zoning as the applicant has provided evidence demonstrating a special circumstances and/or hardships specific to the subject property that forces the applicant to locate the telecommunications tower within the "R-10" zoning.

## 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 (Exhibit 12) serves to address limiting the construction hours for the construction of the proposed telecommunications facility.

Policy	Brief Policy Description	Complies	Staff Comment
Noise (N) Element Policy 3.1.3 Noise/Land Use Compatibility Standards	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.	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 (Exhibit 12) serves 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. A condition of approval (Exhibit 12) serves to address the submission of a building permit(s) for the construction of the telecommunications facility.

## PUBLIC COMMENTS RECEIVED:

On September 10, 2025, a notice of application was sent by the Planning Department to notify the forty-six (46) property owners within 300 feet of the project.

On January 2, 2026, a 10-day public hearing notice for the regular meeting of the Zoning Administrator to be held on January 14, 2026, was posted in three (3) public places as required by California Government Code Section 65090 – specifically, 555 Main Street, Quincy, CA; 520 Main Street, Quincy, CA; and 218 Laurel Lane, Chester, CA.

As of the preparation of this staff report, one (1) public comment was received on December 10, 2025, from Josh Hart, Spokesperson, Plumas Wired, specific to the proposed project stating the following:

*“We also strongly urge you to deny the variance request and special use permit for Verizon Wireless for the proposed cell tower at 881 First Ave. Chester. This project would conflict with iconic viewsheds from land and from Lake Almanor, introducing an unnecessary industrial development into a unique area. Placing the tower directly across from the high school fields is unnecessary. The existing height requirements are there for a reason. They protect the small town character of Chester. Approving this tower would be in contradiction of General Plan section 4.1 which states,*

*The Conservation and Open Space Element of the 2035 General Plan guides the county in the long-term conservation and preservation of open space lands and natural resources while protecting private property rights. The County’s intent is not to alter existing regional, State or Federal laws or regulations, but rather to enable greater cooperation among public agencies and the public to share management responsibilities in accomplishing a shared goal of conserving and protecting the resources of the region. Among the more prominent features within Plumas County are the Sierra Valley, the Lake Almanor Basin, and the Upper Feather River watershed, with the entire County falling within the Upper Feather River Watershed.*

*The tower’s proximity to wetlands, the lake, and the high school all create problems and conflicts with the Plumas General Plan that suggests that the project applicant has proposed a non-viable location for its project.*

*Given significant evidence of health risks associated with proximity to wireless transmission towers, including at levels allowed by the FCC, it is unwise and reckless to grant this permit, given the proximity to the high school, one of the locations that residents asked be given a wide setback of 1500’ in the planning process for the Plumas telecommunications ordinance.”*

In regards to the viewshed, as the telecommunications facility use is subject to the issuance of a special use permit in the “R-10” zoning (PCC Sec. 9-2.4106, Permits required), the requirements set forth in PCC Sec. 9-2.4107, *Permit application review and terms*, must be satisfied. Specifically, to reveal aesthetic and visual impacts to the subject parcel and surrounding area, PCC Sec. 9-2.4107(a)(2)(ii)(ad) requires “[s]imulated photo(s) of the proposed facility from public street viewpoint or other potential viewpoint” to be submitted with a special use permit application. The applicant, upon applying for Special Use Permit 3-24/25-07 and Variance 8-25/26-02, included photo simulations (Exhibit 1) from various viewpoints near the subject property. Figure 1 below details locations of the photo simulations – photo simulations were provided from three (3) viewpoints in the surrounding area, including one (1) viewpoint from First Avenue. As detailed in the Figure 1 below, the proposed facility would be shielded from view as it would be located within a cove of trees, with the exception of the viewpoint from the perfect angle along First Avenue. As shown in Figure 2, it would be possible to see the telecommunications facility in



the distance between the gap between the line of trees adjacent to First Avenue. Therefore, the impacts to the surrounding viewshed would be less than significant.



Figure 1. Location of Photo Simulation



Figure 2. Photo Simulation #2 Along 1<sup>st</sup> Avenue

In regard to the language quoted by the public commenter from the “General Plan Section 4.1,” the language quoted is not from the 2035 General Plan as it is from the environmental setting portion of Section 4.1, *Land Use and Aesthetics*, of the Draft Environmental Impact Report for the 2035 General Plan. The language quoted is not a policy of the 2035 General Plan as it is background information in



relation to the Conservation and Open Space Element. As indicated in the 2035 General Plan Evaluation section of this staff report, the proposed project conforms to the applicable policies of the 2035 General Plan.

The comment concerning the tower's proximity to wetlands, the lake, and the high school creating problems and conflicts with the 2035 General Plan is inaccurate. An analysis by staff of the 2035 General Plan is included in this staff report and the proposed project conforms to the applicable policies of the 2035 General Plan.

As for the portion of the public comment concerning health risks, the County is prohibited by Federal law from making any decisions in relation to a telecommunications facility based on radio frequency electromagnetic (RF-EME) emissions impacts to health. The County can only require a telecommunications facility to comply with the applicable Federal Communications Commission (FCC) regulations. Therefore, as set forth in PCC Sec. 9-2.4107(a)(1)(vi)(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" was submitted by the applicant and shows the facility is in compliance with the applicable FCC regulations.

Lastly, the applicant provided an analysis of alternative sites (Exhibit 1) for the proposed telecommunications facility and the subject site is the best and least intrusive means of filling the significant gap in coverage.

#### **AGENCY COMMENTS RECEIVED:**

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

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

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

- 1. Plumas County Engineering (Exhibit 4):**

"Engineering has no comments on this project."

No condition of approval required.

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

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

No condition of approval required.

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

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

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

A condition of approval (Exhibit 12) serves to address the comment.

**4. Plumas County Building Department (Exhibit 7):**

*"No Comment."*

No condition of approval is required.

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

*"No comment from Resource Management CAL FIRE."*

No condition of approval is required.

**6. Chester Public Utility District (Exhibit 9):**

*"No comment."*

No condition of approval is required.

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

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

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

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

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

The proposed project will not entail the disturbance of more than one (1) acres of land. Therefore, no condition of approval is required.





## APPROVALS REQUIRED:

### *Plumas County*

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

## RECOMMENDED ACTIONS:

Staff recommends the Zoning Administrator take the following actions:

- I. **Environmental Determination – Find that Variance V 8-25/26-02 is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15305 (Class 5) because it consists of a height variance from 35 feet to 129 feet not resulting in an increase in intensity and making findings A through C.**

- A) There is no substantial evidence in the record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment; and
- B) The project is a variance to increase the allowable height for the construction of a telecommunications facility that will be constructed to meet all building requirements; and
- C) The location and custodian of the documents which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

- II. **Project Action – Approve Variance V 8-25/26-02 for TowerCo LLC and Verizon Wireless subject to the conditions of approval outlined in Exhibit 12 and having been able to make all required findings (1 through 8) in accordance with Plumas County Code Title 9 Planning and Zoning, Chapter 2 Zoning, Article 8 Variances, Sec. 9-2.805(d) (Findings 1 through 6), and Article 41 Telecommunications, Sec. 9-2.4108(b)(2) (Findings 7 through 8):**

- (1) There are special circumstances applicable to the property under which strict application of the provisions of this chapter would deprive the property owner of privileges enjoyed by other property owners in the vicinity.

*The applicant has provided evidence demonstrating there is a unique situation on the property that would support this finding.*

*The subject property is zoned "R-10" (Rural) and "GA" (General Agriculture). The "R-10" zoning has a height limit for a telecommunications facility of 35 feet (PCC Sec. 9-2.4108(b)(2)), whereas the "GA" zoning has a height limit of 200 feet. However, the "GA" zoned portion of the subject property is mostly encompassed with wetlands, except for a 0.94-acre "GA" zoned portion of the property as detailed on Exhibit 3.*

*Cumulatively, the wetlands on the subject property, the Chester PUD infrastructure and roadways, the 0.94-acre portion of "GA" zoning outside the wetlands needing to be reserved for expansion of wastewater operations, and there being no other suitable site to fill the significant gap in coverage as evidenced by the alternative sites analysis creates a special circumstance specific to*

*the subject property that forces the applicant to locate the telecommunications tower in the "R-10" zoning.*

*Therefore, the strict application of the regulation would result in exceptional and undue hardships upon the applicant as there is no alternate suitable location for the proposed telecommunications facility in the surrounding area or on the subject property that would not require a variance, would not impact the wetlands, and would not impact Chester PUD infrastructure. Additionally, the height increase to 129 feet is required to provide adequate coverage for the significant gap in coverage as evidenced by the Coverage Plot included with the application (Exhibit 1).*

- (2) That the variance is necessary for the preservation and enjoyment of the substantial property rights of the applicant.

*The granting of the variance is necessary for the preservation and enjoyment of the property.*

*Due to the cumulative impacts from the wetlands on the subject property, the Chester PUD infrastructure and roadways, and the 0.94-acre portion of "GA" zoning outside the wetlands needing to be reserved for expansion of wastewater operations, and there being no other suitable site to fill the significant gap in coverage as evidenced by the alternative sites analysis, there are special circumstance forcing the applicant to locate the telecommunications tower in the "R-10" zoning.*

*Therefore, the granting of the variance to vary the strict application of the height is necessary for the preservation and enjoyment of the substantial property rights of the applicant and property owner as the alternative location that would allow the height without a variance would either be located within the wetlands or impede operations of the Chester Public Utility District.*

- (3) That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or general welfare.

*The proposed project to allow an increase in height for the telecommunications facility from 35 feet to 129 feet was sent for review to various agencies, including the Department of Public Works, Chester Public Utility District, Building Department, Environmental Health, and Pacific Gas & Electric.*

*Courtesy notices were sent on September 10, 2025, notifying the forty-six (46) property owners within 300 feet of receipt of the variance application by the Planning Department. Courtesy notices were also sent to the same forty-six (46) property owners on January 2, 2025, and public hearing notices were posted in three (3) public places as required by California Government Code Section 65090 – specifically, 555 Main Street, Quincy, CA; 520 Main Street, Quincy, CA; and 218 Laurel Lane, Chester, CA.*

*One (1) public comment was received from Josh Hart, Spokesperson, Plumas Wired, concerning the impacts to viewsheds; conformance to the 2035 General Plan; the facility proximity to the wetlands, lake, and high school; and the health risks in proximity to the high school. Based on an analysis of the application provided, the impacts to the viewsheds of the surrounding area would be less than significant as the facility would be screened by a cove of trees, the facility would be located such that it is approximately 225 feet from the nearby wetlands, approximately 3,000 feet from Lake Almanor, and approximately 950 feet from the high school. Concerning the portion of the public comment concerning health risks, the County is prohibited by Federal law from making any decisions in relation to a telecommunications facility based on radio frequency*

electromagnetic (RF-EME) emissions impacts to health and can only require a telecommunications facility to comply with the applicable Federal Communications Commission (FCC) regulations. A RF-EME Report was provided by the applicant detailing compliance with FCC regulations.

Additionally, the applicant provided an analysis of alternative sites and the subject site is the best and least intrusive means of filling the significant gap in coverage.

No concerns from agencies were provided in relation to access, fire protection, building requirements, or utilities.

Therefore, the granting of the variance would not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or general welfare and would not result in a violation of this finding.

- (4) That the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same vicinity or zone.

There are special circumstances applicable to the property. Approval of the requested variance would not grant special privileges by allowing an increase in telecommunications tower height as there is no other suitable location on the property or in the surrounding area for the telecommunications tower that would be less intrusive and fill the significant gap in coverage. The development does conform to the generally applicable Plumas County Code requirements and would not be a granting of special privileges inconsistent with the parcels in the same vicinity of Chester or in the "R-10" zoning, meaning a finding of 'no special privileges' can be made to support approval of the variance request.

Therefore, the granting of this variance would not result in a granting of a special privilege inconsistent with the limitations upon other properties in the vicinity and within the identical "R-10" zoning district and would not result in a violation of this finding.

- (5) If any exceptions from the provisions of this code which implement the SRA Fire Safe Regulations are requested, that the requirements of Sec. 9-9.202 - Exceptions of Article 2 of Chapter 9 of this title are met.

The 129-foot monopole and telecommunications facility is located on property within the State Responsibility Area (SRA). The variance is to allow an increase in the height of the proposed monopole and does not request an exception from the provisions of the code which implement SRA Fire Safe Regulations.

Therefore, this finding is not applicable.

- (6) That the variance will not permit uses not permitted by the zone.

Pursuant to PCC Sec. 9 – 2.1702, Uses (R-10), subsection (d) permits telecommunications facilities as follows:

"(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."

*The telecommunications facility use is allowed subject to the issuance of a special use permit, which the applicant has applied for, and the variance would authorize the height of the monopole of the telecommunications facility to be increased from 35 feet to 129 feet.*

*Therefore, the granting of the variance is consistent with the uses permitted subject to the issuance of a special use permit allowed by the Rural ("R-10") zoning and would not result in a violation of this finding.*

**(7) Site is least intrusive.**

*The subject site within the "R-10" zoning is the least intrusive site as there is no other suitable location on the property or in the surrounding area for the telecommunications tower that would fill the significant gap in coverage, be located outside of the wetlands, be developed with utility infrastructure that can be extended to serve the telecommunications facility, and be screened behind existing mature trees, minimizing visual impacts.*

*Therefore, the proposed site on the subject property would be the least intrusive on the subject property and within the surrounding area.*

**(8) A denial would be a violation of federal or state law.**

*A significant gap in coverage exists in the area as evidenced by the coverage plots provided with the application (Exhibit 1), and the proposed location is the least intrusive means of filling it – the height is the minimum needed to fill the gap, and there are no alternative less intrusive locations on the property or within the surrounding area.*

*Therefore, not granting the variance would constitute an effective prohibition of service and would be in violation of federal law, specifically the Telecommunications Act of 1996.*

**APPEAL PROCESS:**

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

**EXHIBITS:**

1. Variance application and Site Plan submitted on August 25, 2025
2. Zoning Map
3. Zoning and Wetlands Map
4. Comment from Evan Hasse, Senior Engineering Technician, Plumas County Engineering, Dated September 22, 2025
5. Comment from Rob Thorman, Director, Plumas County Public Works, Dated September 22, 2025



6. Comment from Eric Hansen, Fire Captain, California Department of Forestry and Fire Protection, Dated September 23, 2025
7. Comment from Michael Coelho, Director, Plumas County Building Department, Dated September 25, 2025
8. Comment from Ivan Houser, Unit Forester, California Department of Forestry and Fire Protection, Dated September 29, 2025
9. Comment from Chester Public Utility District, Dated October 15, 2025
10. Comment from Jerred Ferguson, Environmental Specialist, California Regional Water Quality Control Board, Dated October 22, 2025
11. Letter from Bonnie Mullaney, Chester PUD General Manager, dated November 19, 2025, and received December 2, 2025
12. Conditions of Approval

**DEPARTMENTAL USE ONLY**Initial Completeness Verified by TEDate Recv'd 8/25/25Receipt No. 23609\$ 1,360.00File No. V 8-25 126-02**DEVELOPMENT PERMIT APPLICATION****VARIANCE****Instructions to applicant(s):**

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

**A. Applicant(s)**Name Complete Wireless Consulting, Inc. on behalf of TowerCo, LLC and Verizon WirelessMailing Address 2009 V Street, Sacramento, CA 95818, ATTN: Kevin GallagherTelephone 916-764-2632Email kgallagher@completewireless.entInterest in Property (Owner, Agent\* or Purchaser\*) Agent**B. Owner(s)**Name Chester Public Utility DistrictMailing Address 251 Chester Airport Rd, Chester, CA 96020Telephone 530-258-2171

Email \_\_\_\_\_

**C. Property**Street Address 881 First AvenueNearest Town Chester, CA 96020Assessors Parcel Number 100-270-006Present zoning RL-10

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

#### D. Variance Applied for

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

#### E. Evidence

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

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

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

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

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

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

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

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

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

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

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

N/A

2. Provide material facts to support the exceptions.

N/A

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

N/A

#### F. Plot Plan

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

#### G. Signature(s) of Applicant(s)

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

Kevin Gallagher

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

Signature

8/19/25

Date

Signature

Date

## **TOWERCO, LLC & VERIZON WIRELESS WIRELESS VARIANCE REQUEST SUPPLEMENT**

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

### **INTRODUCTION AND BACKGROUND**

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

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

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

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

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

### **HISTORY OF THE PROPERTY**

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



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

### **ENVIRONMENTAL CHALLENGES INVOLVED IN RELOCATING TO THE GENERAL AGRICULTURAL ("GA") ZONED WETLAND**

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

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

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

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

### **REQUIRED FINDINGS FOR WIRELESS VARIANCE APPROVAL**

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

1. The site is Least Intrusive:

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

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

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

### **CONCLUSION**

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

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

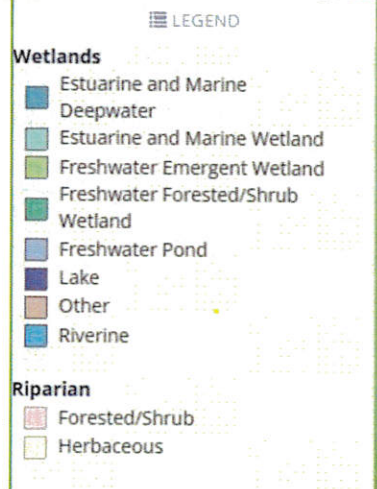
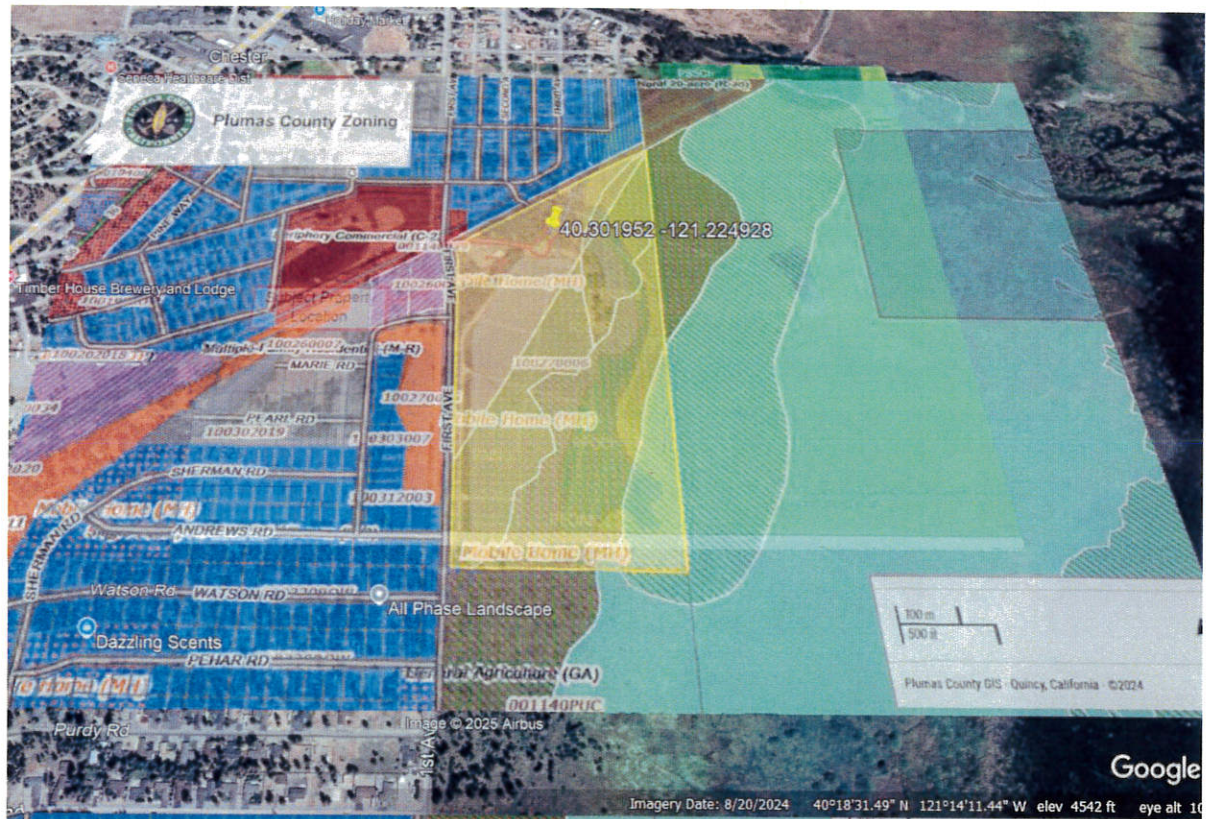
The applicants therefore respectfully requested the County approve a variance allowing an exception to the 35' wireless height restriction for the Rural ("R-10") zone.

### National Wetlands Inventory Map w/ Site Outline





## National Wetlands Inventory Map w/ Site Outline & Zoning Outline



# Radio Frequency Electromagnetic Energy (RF-EME) Report

Prepared for Verizon Wireless

<b>Site name:</b>	Chester High
<b>Verizon Wireless Site number:</b>	781469
<b>EBI site number:</b>	041941-PR
<b>Address:</b>	881 First Avenue, Chester, CA 96020,
<b>Latitude:</b>	40.3018
<b>Longitude:</b>	-121.2251
<b>Structure Type:</b>	Monopole
<b>Report Writer:</b>	Kobi Thompson
<b>Original Report Date:</b>	13 February 2025



Prepared by EBI Consulting



BUILDING VALUE  
SUSTAINABLY



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# Executive summary

## Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Wireless upgrade to an existing facility ("facility.") located on the existing and Site 781469 - Chester High, located at 881 First Avenue, Chester, CA 96020, to determine RF-EME exposure levels from proposed **Verizon** telecommunications equipment at this site. As described in greater detail in Appendix C - Federal Communications Commission (FCC) Requirements of this report, the FCC has developed Maximum Permissible Exposure (MPE) Limits for the general population and for occupational activities. The FCC requires wireless system operators to perform an assessment of potential human exposure to RF fields emanating from all transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the MPE limit in the FCC regulations. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME regulations/compliance standards

This report describes modeling calculations of RF levels associated with the existing and proposed antennas. We have performed 3-dimensional modeling calculations to account for the effects of the antennas at all roof level(s) and at street level employing standard FCC mathematical models for calculating the effects of the antennas in a conservative manner. Therefore, our results provide worst-case RF levels to ensure the conclusions are conservative with regard to compliance with the FCC limit for safe continuous exposure.

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## Statement of Compliance

There are no other existing antenna carriers at the site to include in the compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the cumulative effects of all then-proposed and then-existing antennas at the Site. As presented in the sections below, our conclusions are based on worst-case modeling calculations related to the existing and proposed antennas.

At ground level, the maximum cumulative exposure level from Verizon Wireless at this Site is approximately 3.909 percent of the FCC's general population limit (0.782 percent of the FCC's occupational limit).

Notwithstanding, workers climbing/accessing the Monopole should be informed about the presence and locations of antennas and their associated fields. Due to the use of such conservative calculations for purposes of our analysis, it should be noted that the exposure levels actually caused by the antennas will likely be less significant than the calculated results herein.

As the site is in compliance with applicable FCC limits as designed, there are no additional control measures required (See Section 3). Notwithstanding, it is also recommended that in

connection with a lockout/tagout procedure, any non-Verizon Wireless worker/contractor who will be working on the «Site\_Type» contact Verizon Wireless since only Verizon Wireless has the ability to lockout/tagout the Facility, or to authorize others to do so.



# 1. Site Description

This project site includes the following **Verizon** wireless telecommunication antennas on a Monopole located at 881 First Avenue, Chester, CA 96020.

Ant ID	Owner	Antenna model	Mech. Downtilt (°)	Azimuth (°)	Height (ft)	Technology and Frequency	Elec. Tilt (°)	HBW (°)	Aperture (feet)	Total Power Input	Antenna Gain (dBd)	Total ERP (Watts)
A1	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	70	123	LTE 1900	2	121.7	3.94	240	20.41	26376.14
A1	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	70	123	LTE 2100	2	121.1	3.94	240	21.01	30283.86
A2	Verizon	AIR 6419 B77D Envelope	0	70	123.8	3.82GHz	0	99.2	1.7	320	22.95	50136.03
A3	Verizon	MX12FIT865-01	0	70	121	LTE 700	2 to 12	69	8.01	240	12.95	4733.81
A3	Verizon	MX12FIT865-01	0	70	121	LTE 850	2 to 12	62	8.01	240	13.35	5190.52
B1	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	220	123	LTE 1900	2	121.7	3.94	240	20.41	26376.14
B1	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	220	123	LTE 2100	2	121.1	3.94	240	21.01	30283.86
B2	Verizon	AIR 6419 B77D Envelope	0	220	123.8	3.82GHz	0	99.2	1.7	320	22.95	50136.03
B3	Verizon	MX12FIT865-01	0	220	121	LTE 700	2 to 12	69	8.01	240	12.95	4733.81
B3	Verizon	MX12FIT865-01	0	220	121	LTE 850	2 to 12	62	8.01	240	13.35	5190.52
C1	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	330	123	LTE 1900	2	121.7	3.94	240	20.41	26376.14
C1	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	330	123	LTE 2100	2	121.1	3.94	240	21.01	30283.86
C2	Verizon	AIR 6419 B77D Envelope	0	330	123.8	3.82GHz	0	99.2	1.7	320	22.95	50136.03
C3	Verizon	MX12FIT865-01	0	330	121	LTE 700	2 to 12	69	8.01	240	12.95	4733.81
C3	Verizon	MX12FIT865-01	0	330	121	LTE 850	2 to 12	62	8.01	240	13.35	5190.52

\*A duty cycle of 80% has been applied to all CBRs, mmWave and C-Band technologies. This is reflected in the total ERP.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the Monopole with antenna locations.

## 2. Worst-Case Predictive Modeling

This section provides details of the installation that the compliance assessment is performed for. Information about the compliance calculation software utilized, predicted emission results and antenna safety setbacks are included.

### Compliance simulation software

The IXUS electromagnetic field (EMF) calculation software was used to assess all the RF field levels presented in this study. IXUS (<https://ixusapp.com/>) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems. The IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool.

The selection of the solution method is determined by the specific antenna being considered. In addition, a conservative and verified modelling technique for 5G beamforming antennas in IXUS is used. The simulation accuracy of the IXUS calculation module has been verified extensively with full-wave EM simulations.

**IXUS version number: 4.13 (0)2024.3.0 (Calculator: 2024.3).**

**Compliance exposure standard: FCC OET 65.**

The parameters used for modeling are summarized in the Site Description antenna inventory table above.

There are no other wireless carriers with equipment installed at this site.

### Modeling Results

At ground level the maximum cumulative exposure level from all carriers/Verizon Wireless at this Site is approximately 3.909 percent of the FCC's general population limit (0.782 percent of the FCC's occupational limit. The worst-case emitted power density from the proposed Verizon Wireless antennas at the Site is immediately in front of the antennas transmitting into free space (midair/away from any walking surface). Notwithstanding, workers climbing the Monopole should be informed about the presence and locations of antennas and their associated fields.

A site would be considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table above. Signage recommendations based on the IXUS™ modeling results are presented in Appendix B.

### **3. Mitigation/Site Control Options**

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the Monopole should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage and barriers, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All persons accessing elevated positions on adjacent structures (ex. rooftop, utility pole, monopole, etc.) along with nearby elevated features, such as trees, within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.



## 4. Summary and Conclusions

EBI has prepared a Radiofrequency - Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by **Verizon Wireless** Site 781469 - Chester High, located at, Chester, CA 96020, , to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible roof level walking/working surface related to the Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Appendix B - Radio Frequency Electromagnetic Energy Safety Information and Signage Plans; **Verizon Wireless** should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact **Verizon Wireless** since only **Verizon Wireless** has the ability to lockout/tagout the facility, or to authorize others to do so.

## **5. Limitations**

This report was prepared at the request of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information «SVGen1» provided by the client. At the time of this report, no additional areas were identified on adjacent elevated surfaces that exceed the FCC's general population MPE. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the Site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

## Appendix A – Certifications

I, Kobi Thompson, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this RF EME Report, such that the information contained in this report is true and accurate to the best of my knowledge.

Signed: *Kobi Thompson*

By: Kobi Thompson

Reviewed and Approved by:



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sealed 14feb2025

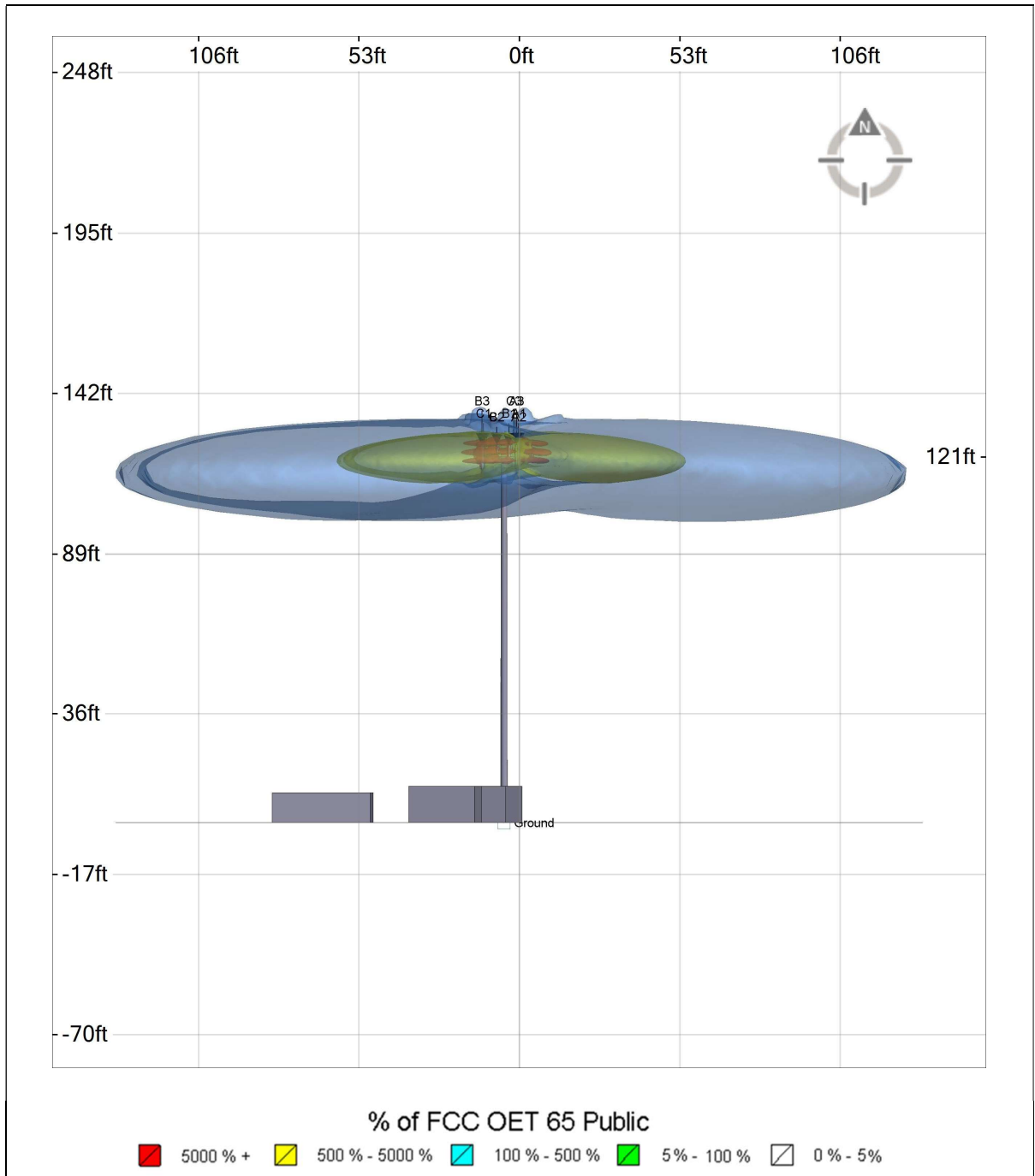
Michael McGuire  
Electrical Engineer  
[mike@h2dc.com](mailto:mike@h2dc.com)

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency - Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

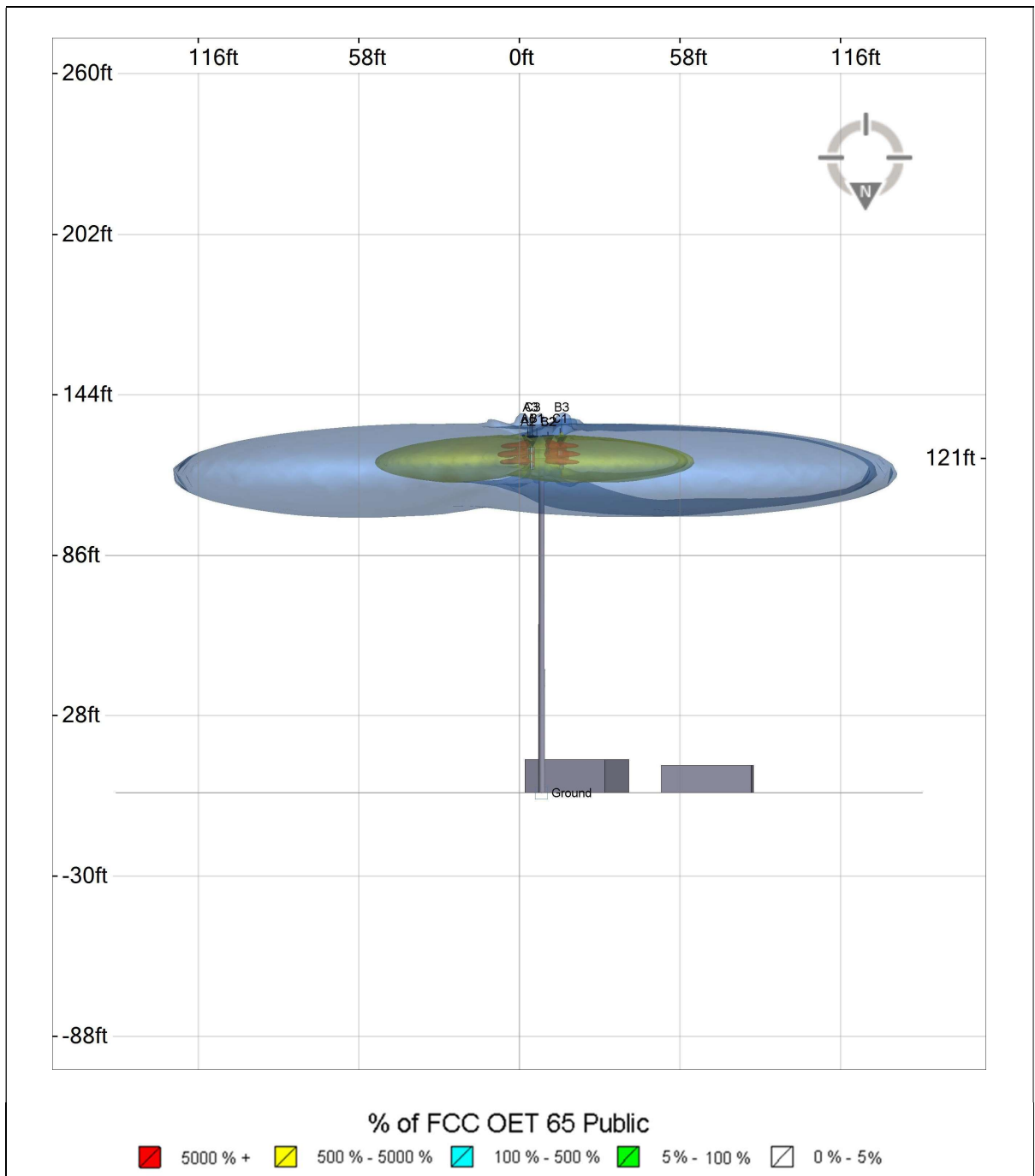


## **Appendix B – Radio Frequency Electromagnetic Energy Safety Information and Signage Plans**

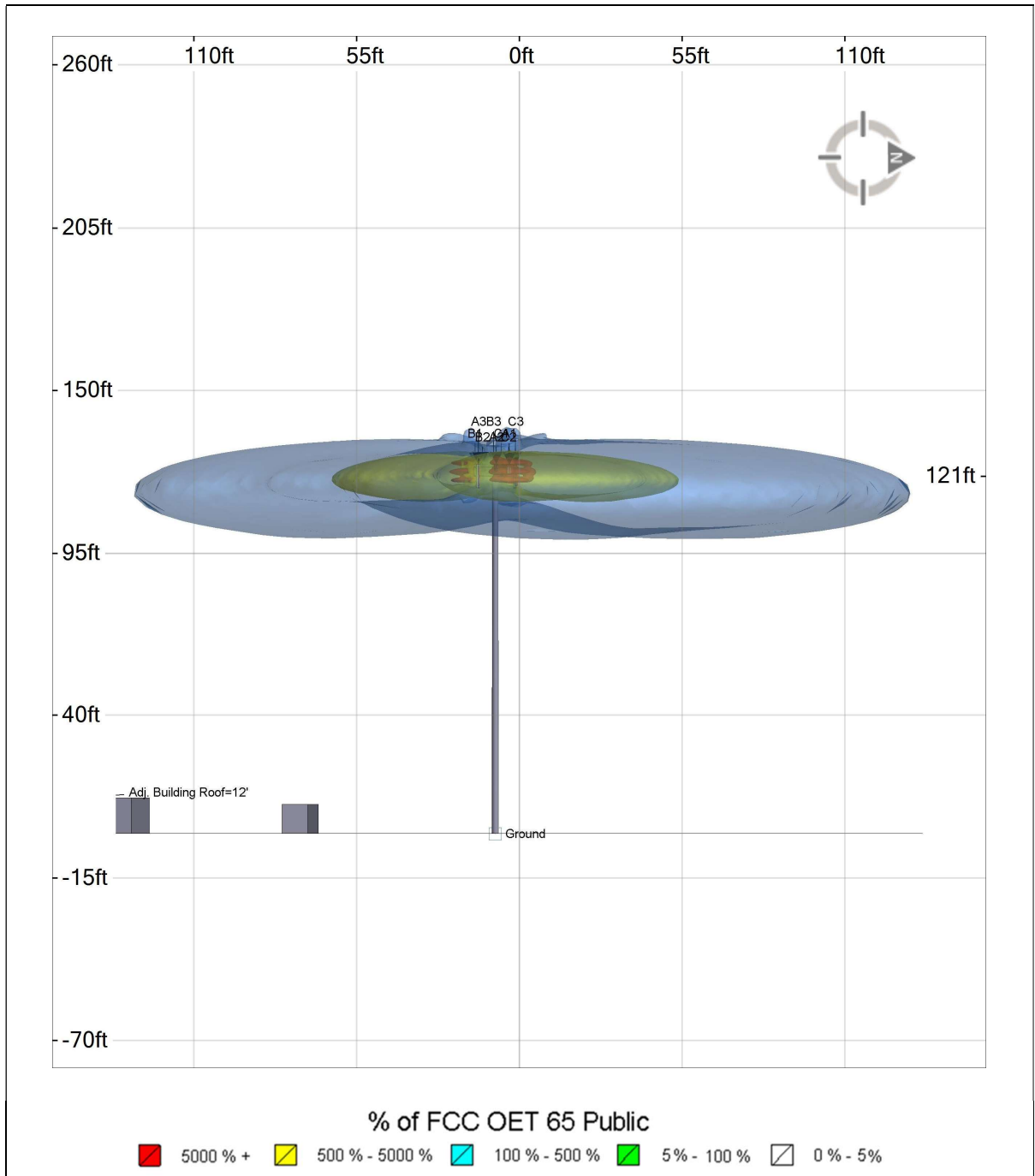
## North Elevation View



## South Elevation View








## East Elevation View



**a. Site Mitigation Diagram (Signage/Barriers)**

## Signage Diagram




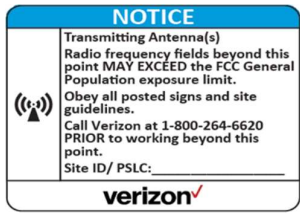


Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A



## RF Signage and Safety Information

### RF Signage

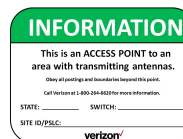
Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange for Warning • Sign Signal Word "Warning"
			

### Category One - Information

Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.

- Sign Color Green



### Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

### Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

### Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> <li>• Utilization of good equipment</li> <li>• Enact control of hazard areas</li> <li>• Limit exposures</li> <li>• Employ medical surveillance and accident response</li> </ul>	<ul style="list-style-type: none"> <li>• Employ Lockout/Tag out</li> <li>• Utilize personal alarms &amp; protective clothing</li> <li>• Prevent access to hazardous locations</li> <li>• Develop or operate an administrative control program</li> </ul>

## Appendix C – Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

**Occupational/controlled exposure limits** apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

**General public/uncontrolled exposure limits** apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm<sup>2</sup>). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm<sup>2</sup>) and an uncontrolled MPE of 1 mW/cm<sup>2</sup> for equipment operating in the 1900 MHz frequency range. These limits are considered protective of these populations.

**Table 1: Limits for Maximum Permissible Exposure (MPE)**

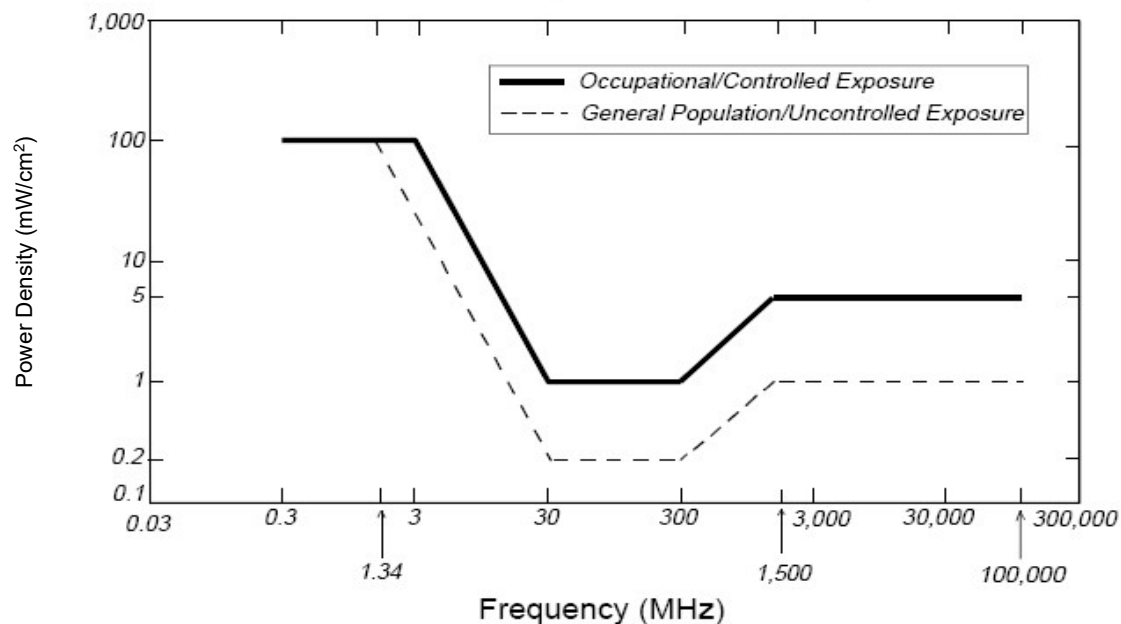
<b>(A) Limits for Occupational/Controlled Exposure</b>				
<b>Frequency Range (MHz)</b>	<b>Electric Field Strength (E) (V/m)</b>	<b>Magnetic Field Strength (H) (A/m)</b>	<b>Power Density (S) (mW/cm<sup>2</sup>)</b>	<b>Averaging Time [E]<sup>2</sup>, [H]<sup>2</sup>, or S (minutes)</b>
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
<b>(B) Limits for General Public/Uncontrolled Exposure</b>				
<b>Frequency Range (MHz)</b>	<b>Electric Field Strength (E) (V/m)</b>	<b>Magnetic Field Strength (H) (A/m)</b>	<b>Power Density (S) (mW/cm<sup>2</sup>)</b>	<b>Averaging Time [E]<sup>2</sup>, [H]<sup>2</sup>, or S (minutes)</b>
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

\* Plane-wave equivalent power density

**Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)**

*Plane-wave Equivalent Power Density*



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Cellular Telephone	870 MHz	2.90 mW/cm <sup>2</sup>	0.58 mW/cm <sup>2</sup>
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm <sup>2</sup>	0.47 mW/cm <sup>2</sup>
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm <sup>2</sup>	0.20 mW/cm <sup>2</sup>

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by wireless carriers in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

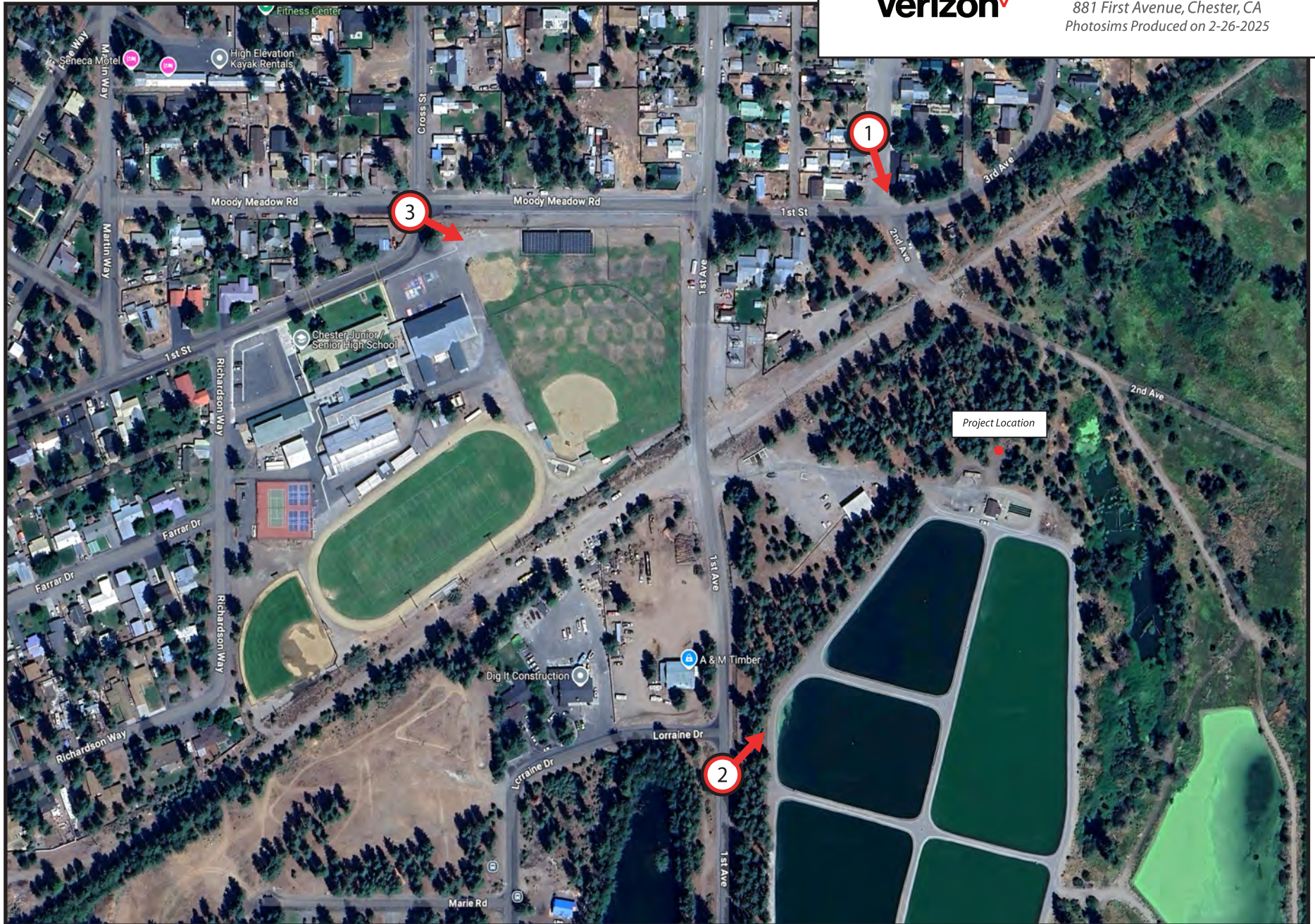
#### FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.





Chester High  
881 First Avenue, Chester, CA  
Photosims Produced on 2-26-2025





*Existing*



*Proposed*



*view from 2nd Avenue looking southeast at site*



*Existing*



*Proposed*



view from 1st Avenue looking northeast at site

**verizon**✓

Chester High  
881 First Avenue, Chester, CA  
Photosims Produced on 2-26-2025

**AdvanceSim** →  
Photo Simulation Solutions  
Contact ( 925 ) 202-8507



*Existing*



*Proposed*



*view from Moody Meadow Road looking southeast at site*

# Environmental Noise Assessment

## Chester High Verizon Cellular Facility

Plumas County, California

BAC Job #2025-007

Prepared For:

### **Complete Wireless Consulting, Inc.**

Attn: Alliyah Muhammad  
2009 V Street  
Sacramento, CA 95818

Prepared By:

### **Bollard Acoustical Consultants, Inc.**



Dario Gotchet  
Principal Consultant  
Elected Member, Institute of Noise Control Engineering (INCE)

February 4, 2025



## Introduction

The Chester High Verizon Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within a lease area located at 881 First Avenue in Chester (Plumas County), California (APN: 100-270-006). The outdoor equipment cabinets and an emergency standby diesel generator have been identified as the primary noise sources associated with the project. The project site location with aerial imagery is shown in Figure 1. The studied site drawings are dated January 10, 2025.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following assessment addresses daily noise production and exposure associated with operation of the project emergency generator and outdoor equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

## Criteria for Acceptable Noise Exposure

### Plumas County 2035 General Plan

The Plumas County 2035 General Plan Noise Element establishes goals and policies to protect noise-sensitive land uses of the county from the harmful effects of exposure to excessive noise. The Noise Element identifies noise-sensitive land uses as all residences, hospitals, convalescent homes, schools and churches. The closest existing noise-sensitive uses to the project have been identified as single-family residences located to the north, shown as receivers 1-3 in Figure 1.

The land use compatibility guidelines contained within the Noise Element identify acceptable noise levels for residential uses, which are reproduced below in Table 1.

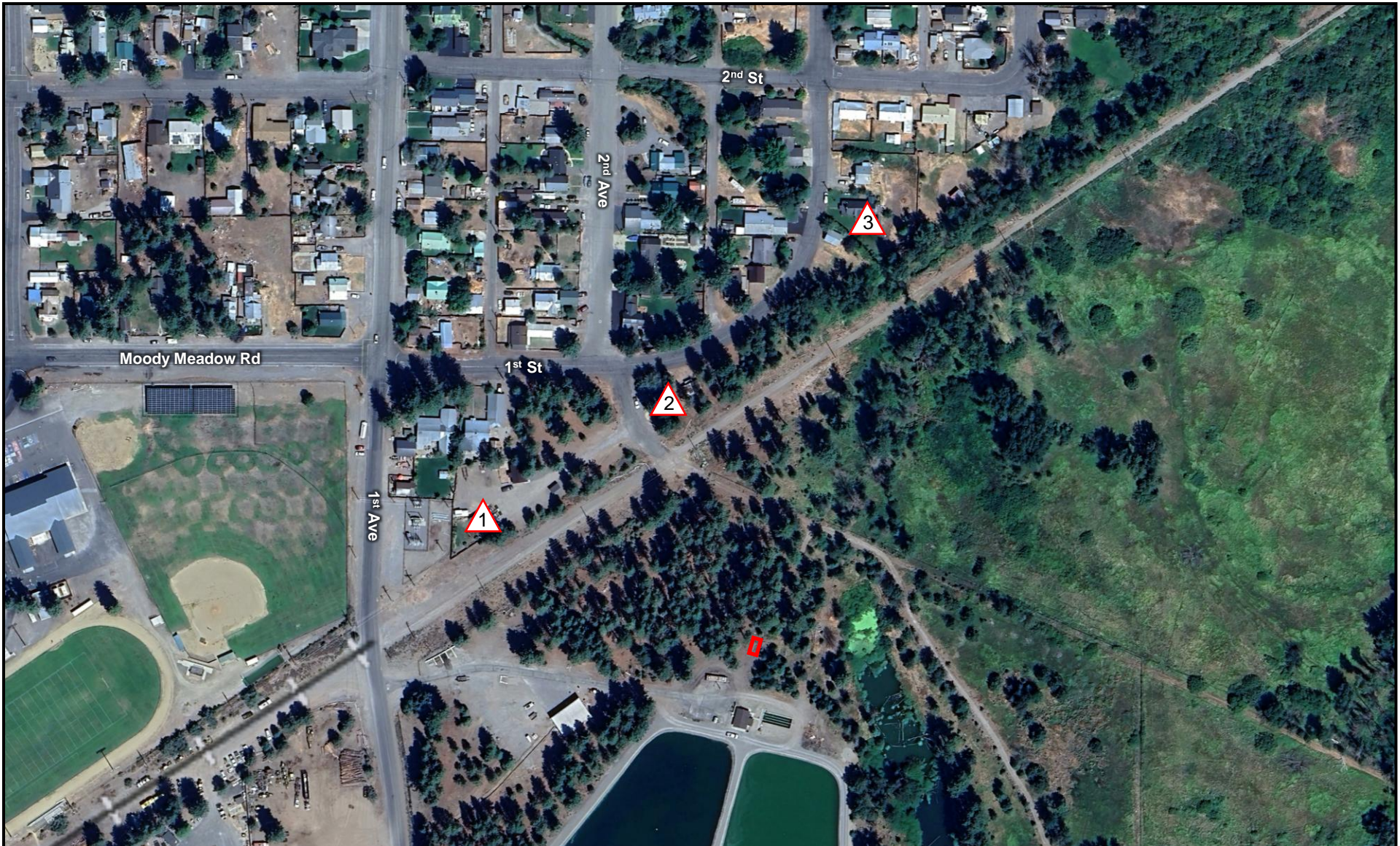
**Table 1**  
**Community Noise Exposure for Single-Family Residential Land Uses, CNEL (dBA)**

Category	Exterior	Interior
Normally Acceptable	60	
Conditionally Acceptable	55 to 70	45
Normally Unacceptable	70 to 75	
Clearly Unacceptable	Above 75	



Source: Plumas County General Plan, Figure 22

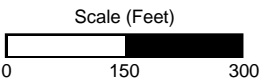
In addition, Policy 3.1.8 (Noise Source Exemptions) exempts noise associated with emergency warning devices and equipment operated in conjunction with emergency situations, including sirens and generators which are activated during power outages. Policy 3.1.8 further states that noise from routine testing of such warning devices and equipment shall also be exempt provided such testing occurs during daylight hours.





**Legend**

-  Proposed Verizon Cellular Equipment Lease Area (Approximate)
-  Existing Noise-Sensitive Receiver (Residence)



**Chester High Verizon Cellular Facility**  
Plumas County, California

Proposed Cellular Facility Lease Area  
& Nearby Noise-Sensitive Uses

**Figure 1**





## Noise Criteria Applied to the Project

### **Outdoor Equipment Cabinets**

Noise would be generated by this project in two ways. The first is the ongoing operation of the cellular equipment cabinets' cooling systems. These systems utilize fans to circulate cooling air through the electric circuitry. During warmer periods, the cooling requirements will be greater, and the fans will run continuously. During cooler periods, however, the heat transfer requirements are diminished, and the fans will run intermittently as needed. Project outdoor equipment cabinet noise exposure was assessed relative to the County's 60 dB CNEL exterior and 45 dB CNEL interior noise level standards applicable to single-family residential land uses.

### **Emergency Generator**

Based on a review of the provided site drawings, a Generac Industrial Power Systems Model SDC030 diesel standby generator is proposed for use at this facility to maintain cellular service during emergency power outages. The site plans further indicate that the proposed generator will be equipped with a Level 2 Sound Attenuated Enclosure, which results in an average reference sound level of 65 dB at 23 feet. Appendix D contains the manufacturer-published sound level data for the SDC030 model.

The function of the project emergency generator is to provide ongoing communications support during emergencies resulting in power outages. As a result, the emergency generator would operate only during routine testing and emergency power outages. With respect to testing, the emergency generator would be tested during daytime hours only, twice per month, for a duration not exceeding 15 minutes during each test. The purpose of this routine testing is to ensure that the generator will be properly lubricated and in good working order in the event of an emergency resulting in a power outage. Aside from the routine daytime testing described above, the proposed emergency generator would only operate during nighttime hours during emergencies resulting in power outages.

General Plan Policy 3.1.8 exempts noise from generators while operated in emergency situations, during power outages, and during routine testing. As a result, an analysis of project emergency generator noise exposure relative to Plumas County General Plan noise level criteria was not included in this assessment, and this aspect is not discussed further.

## **Project Noise Generation**

### **Equipment Cabinet Noise Source and Reference Noise Levels**

The project proposes the installation of two (2) equipment cabinets within the equipment lease area shown in Figure 1. Specifically, the cabinets assumed for the project are as follows: one (1) Commscope CMC-85-36 power/battery cabinet and one (1) miscellaneous cabinet cooled by a McLean Model T-20 air conditioner. The cabinets and their respective reference noise levels are provided in Table 2. The manufacturer's noise level data specification sheets for the proposed equipment cabinets are provided as Appendix C.

**Table 2**  
**Reference Noise Level Data of Proposed Equipment Cabinets**

<b>Equipment</b>	<b>Number of Cabinets</b>	<b>Reference Noise Level (dB)</b>	<b>Reference Distance (ft)</b>
Commscope CMC-85-36	1	60	5
McLean T-20	1	66	5
<i>Note: Manufacturer specification sheets provided as Appendix C.</i>			

### **Predicted Equipment Noise Levels at Nearby Existing Noise-Sensitive Uses**

Based on the reference sound level data above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), project equipment cabinet noise level exposure at nearby existing noise-sensitive uses was calculated and the results of those calculations are presented in Table 3. The locations of the existing nearby noise-sensitive uses (residences) included in this analysis are shown in Figure 1, identified as receivers 1-3.

To calculate project equipment noise generation relative to the General Plan's community noise exposure level (CNEL) standard, the number of hours the equipment is in operation must be known. For this analysis, the outdoor equipment cabinets were conservatively assumed to be operating continuously for 24 hours.

**Table 3**  
**Project Equipment Cabinet Noise Levels at Nearby Residential Receivers**

<b>Receiver<sup>1</sup></b>	<b>Distance from Equipment Lease Area<sup>2</sup></b>	<b>Predicted Equipment Cabinet Noise Level (dBA)</b>	
		<b>CNEL<sup>3</sup></b>	<b>Maximum, L<sub>max</sub></b>
1 – Residence	430	35	28
2 – Residence	375	36	29
3 – Residence	665	31	24
<sup>1</sup> Receiver locations are shown in Figure 1.			
<sup>2</sup> Distances scaled from lease area to receiver property line using site plans and Plumas County Parcel Query map.			
<sup>3</sup> Equipment cabinet CNEL calculated by conservatively assuming 24 hours of continuous and combined operations.			

Source: BAC 2024

As indicated in Table 3, predicted project equipment cabinet noise levels ranging from 31 dB CNEL to 36 dB CNEL at nearby existing noise-sensitive uses (receivers 1-3, residences) would satisfy the Plumas County normally acceptable exterior noise level standard of 60 dB CNEL by a wide margin. Further, based on the predicted exterior noise levels presented in Table 3, and after consideration of the exterior to interior noise level reduction typically provided by standard building construction, project equipment cabinet noise levels are expected to be well below the County's interior noise level standard of 45 dB within the closest existing residences. Based on the analysis provided above, no further consideration of equipment noise mitigation measures would be warranted for the project.

## Conclusions

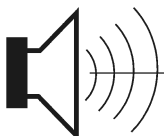
Based on the analysis and results presented in this report, project-related equipment noise exposure is expected to satisfy the applicable Plumas County noise level criteria at the nearest existing noise-sensitive uses (residences). As a result, no further consideration of equipment noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Chester High Verizon Cellular Facility in Plumas County, California. Please contact BAC at (530) 537-2328 or [dariog@bacnoise.com](mailto:dariog@bacnoise.com) with any questions or requests for additional information.

## Appendix A

### Acoustical Terminology

<b>Acoustics</b>	The science of sound.
<b>Ambient Noise</b>	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
<b>Attenuation</b>	The reduction of an acoustic signal.
<b>A-Weighting</b>	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
<b>Decibel or dB</b>	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
<b>CNEL</b>	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
<b>Frequency</b>	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
<b>L<sub>dn</sub></b>	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
<b>L<sub>eq</sub></b>	Equivalent or energy-averaged sound level.
<b>L<sub>max</sub></b>	The highest root-mean-square (RMS) sound level measured over a given period of time.
<b>Loudness</b>	A subjective term for the sensation of the magnitude of sound.
<b>Masking</b>	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
<b>Noise</b>	Unwanted sound.
<b>Peak Noise</b>	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
<b>RT<sub>60</sub></b>	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
<b>Sabin</b>	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
<b>SEL</b>	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
<b>Threshold of Hearing</b>	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
<b>Threshold of Pain</b>	Approximately 120 dB above the threshold of hearing.



BOLLARD

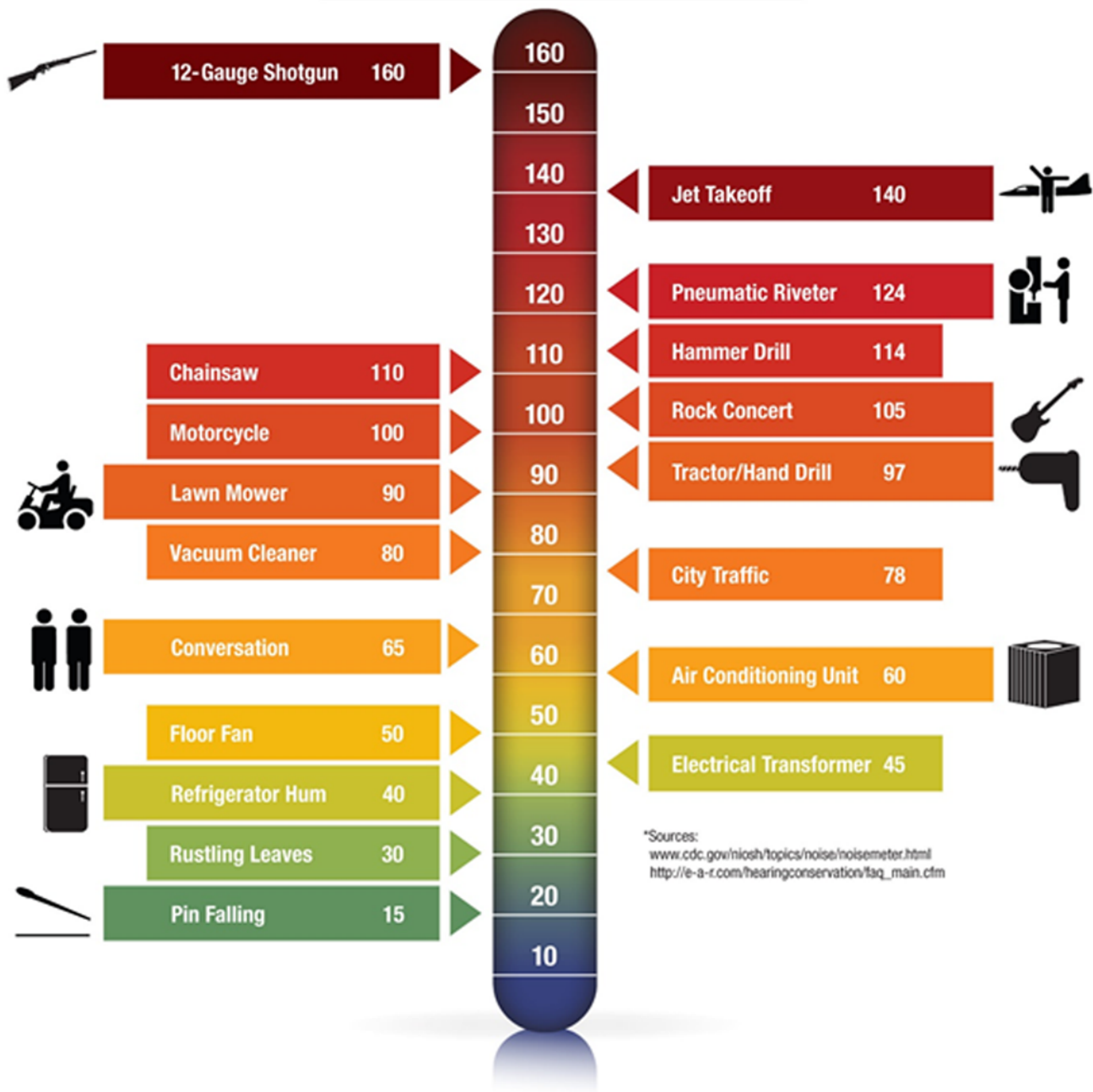
Acoustical Consultants



## Appendix B

### Typical A-Weighted Sound Levels of Common Noise Sources

Decibel Scale (dBA)\*



\*Sources:  
[www.cdc.gov/niosh/topics/noise/noisemeter.html](http://www.cdc.gov/niosh/topics/noise/noisemeter.html)  
[http://e-a-r.com/hearingconservation/faq\\_main.cfm](http://e-a-r.com/hearingconservation/faq_main.cfm)

# 760250956 | CMC-85-36C



CMC-85, Equipment and Battery Cabinet NiCd, 3-String, 4 kW Air Conditioner, DC

The cabinet is designed to combine wireless telecom power equipment and NiCad batteries into one cabinet. Equipment ranges from DC power system, Fiber slack tray, cell site router and other servers equipped by customer. This cabinet provide mechanical and environmental protection for the equipment inside. Cooling of active equipment is achieved by DC rated 4100W Air Conditioner.

- Excellent Thermal Performance to be compatible with both Heat Exchanger and Air Conditioner.
- Provide enough space for the Power system and other network servers.
- Provide option for security/access control via Puck Lock system.
- Provide the flexible access for the cable entrance.
- Provide the flexible heater Solution for the cold ambient application.
- Provide the flexible configurations to give best in class maximum equipment track mounting space (Up to 35 total RU)
- Platform products to share many parts including plinth, solar shield, and hybrid cable storage units.
- Excellent cable management system.

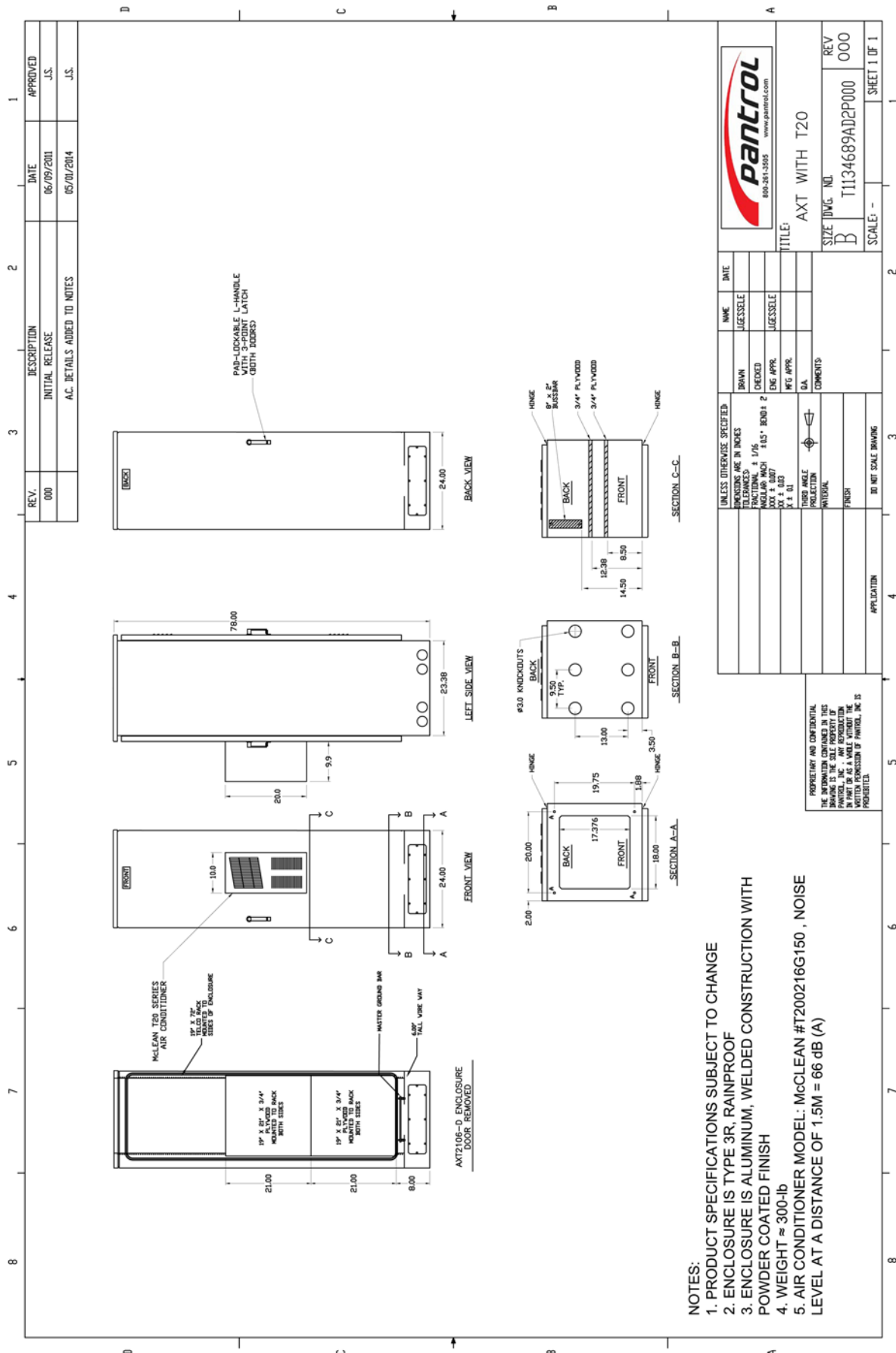
## Product Classification

<b>Regional Availability</b>	Latin America   North America
<b>Portfolio</b>	CommScope®
<b>Product Type</b>	Macro cell site enclosure
<b>Product Series</b>	CMC

## General Specifications

<b>Access</b>	Bottom: Power compartment   Rear Wall: Hybrid Cables   Side Wall: Power or other cables compartment
<b>Alarm Type</b>	Door open (both front and side doors)   HVAC alarms (including high temperature, failure)   Overheat   S2 module, 20P or standard and user defined alarms   Thermal probe
<b>Batteries Supported</b>	3 strings of Nicad batteries from Multiple OEM
<b>Battery Storage</b>	2 battery shelves for holding up to 3 Nicad battery strings
<b>Cabinet Type</b>	Baseband cabinet   Battery back-up cabinet   Transmission cabinet
<b>Capacity</b>	500W Heater built in Air Conditioner
<b>Color</b>	Light Gray (RAL 7035)   Others available at additional cost
<b>Cooling</b>	DC Rated 4100W Air Conditioner Or 420W/k Thermosiphon unit for equipment compartment
<b>Door Security</b>	Quarter turn lock, puck lock system for rear door   Swing handle, puck lock system for front door
<b>Mounting</b>	Mounts directly to steel dunnage with supplied ½" hardware   Mounts to concrete pad with customer supplied anchors   Optional 6" plinth
<b>Noise Emission, maximum</b>	60 dBA

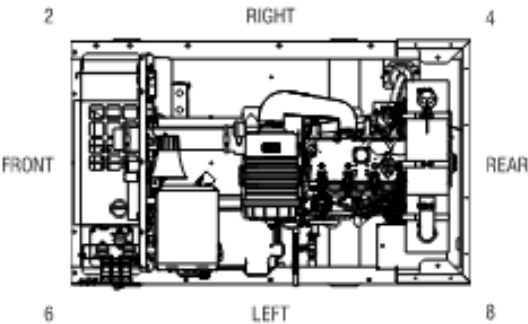
## Appendix C-2



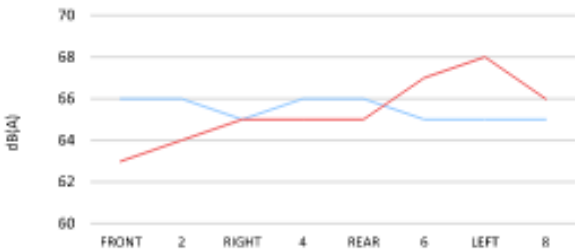
LEVEL 2 SOUND ATTENUATED ENCLOSURE  
D2.2, Generac SDC030

NO-LOAD, dB(A)										DISTANCE: 7 METERS
	OCTAVE BAND CENTER FREQUENCY (Hz)									dB(A)
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	
FRONT	25	47	52	51	53	49	44	43	35	56
2	25	48	52	50	50	52	49	46	40	56
RIGHT	26	47	50	52	55	53	50	48	43	58
4	28	49	50	51	53	53	48	45	40	57
REAR	25	51	51	54	54	48	46	40	34	57
6	25	51	50	54	59	53	52	49	45	61
LEFT	23	52	50	54	59	53	56	52	45	62
8	23	53	53	53	58	53	49	47	41	61
AVERAGE	25	50	51	52	55	52	49	46	40	59

FULL-LOAD, dB(A)										DISTANCE: 7 METERS
	OCTAVE BAND CENTER FREQUENCY (Hz)									dB(A)
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	
FRONT	25	54	57	53	57	58	57	54	49	63
2	26	57	56	51	59	63	60	56	50	64
RIGHT	29	53	53	52	58	62	59	55	50	65
4	26	54	57	52	57	61	59	55	52	65
REAR	26	56	60	53	58	58	58	53	51	65
6	27	55	61	57	61	59	60	57	53	67
LEFT	23	56	56	57	62	60	62	59	52	68
8	20	56	55	55	61	60	59	56	52	66
AVERAGE	25	55	57	54	59	60	59	56	51	65



- All positions at 23 feet (7 meters) from side faces of generator set.
- Test conducted on a 100 foot diameter asphalt surface.
- Sound pressure levels are subject to instrumentation, installation and testing conditions.
- Sound levels are ±2 dB(A).
- Sound levels are corrected for 1 atm and 23C (73F) ambient temperature using ISO 3744.



# Chester High

## 700 & AWS LTE Coverage Plots

Prepared by Verizon Wireless



## Introduction:

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

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

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



## RF Justification: Chester High

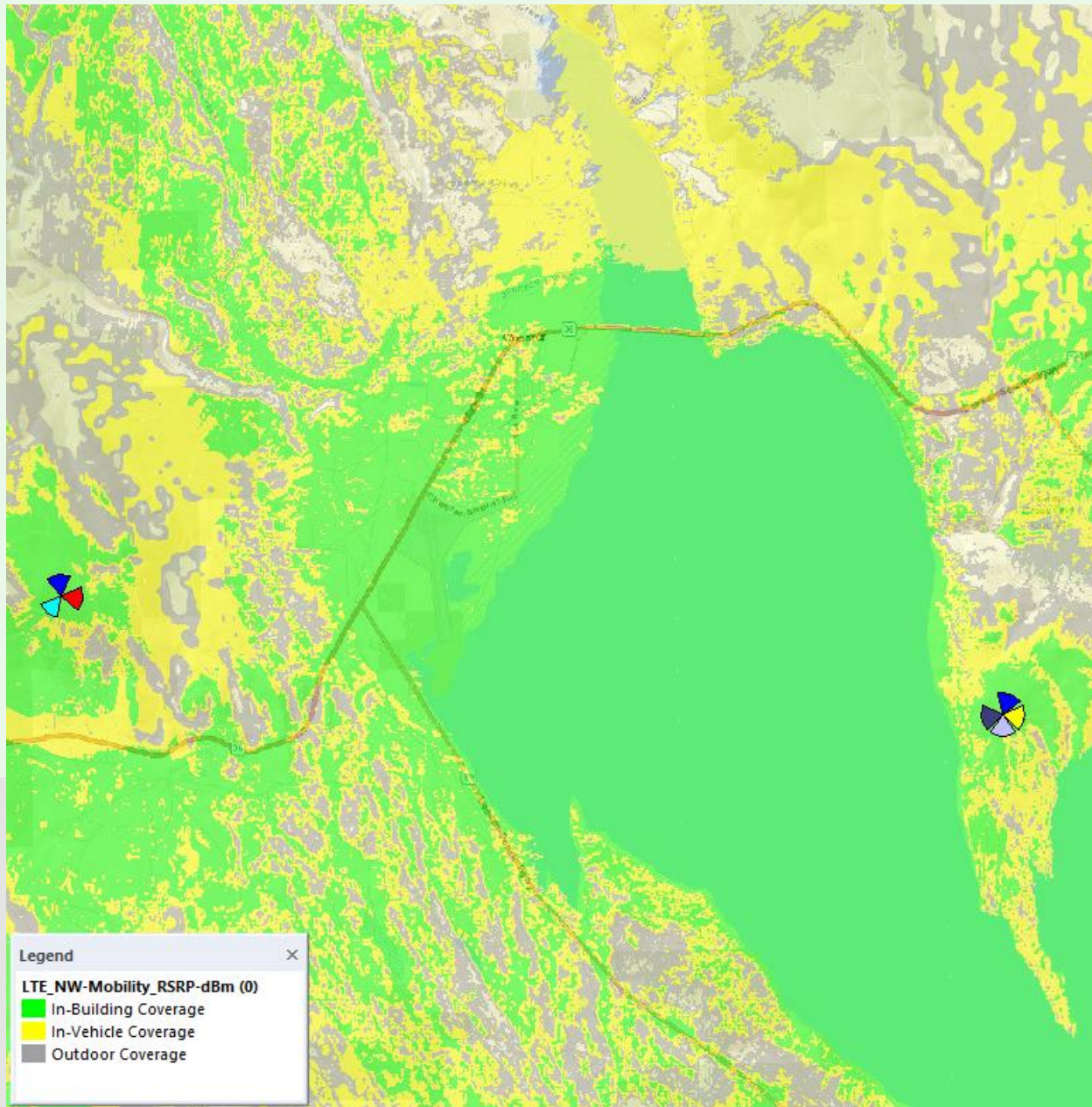
Proposed site (Chester High) will provide reliable 700/AWS LTE coverage & capacity in Chester, Lake Almanor & surrounding areas, it will also improve the coverage along the Highway 36 & 89.

Proposed site will offload Lake Almanor delta & Alpha sector of Chester site.

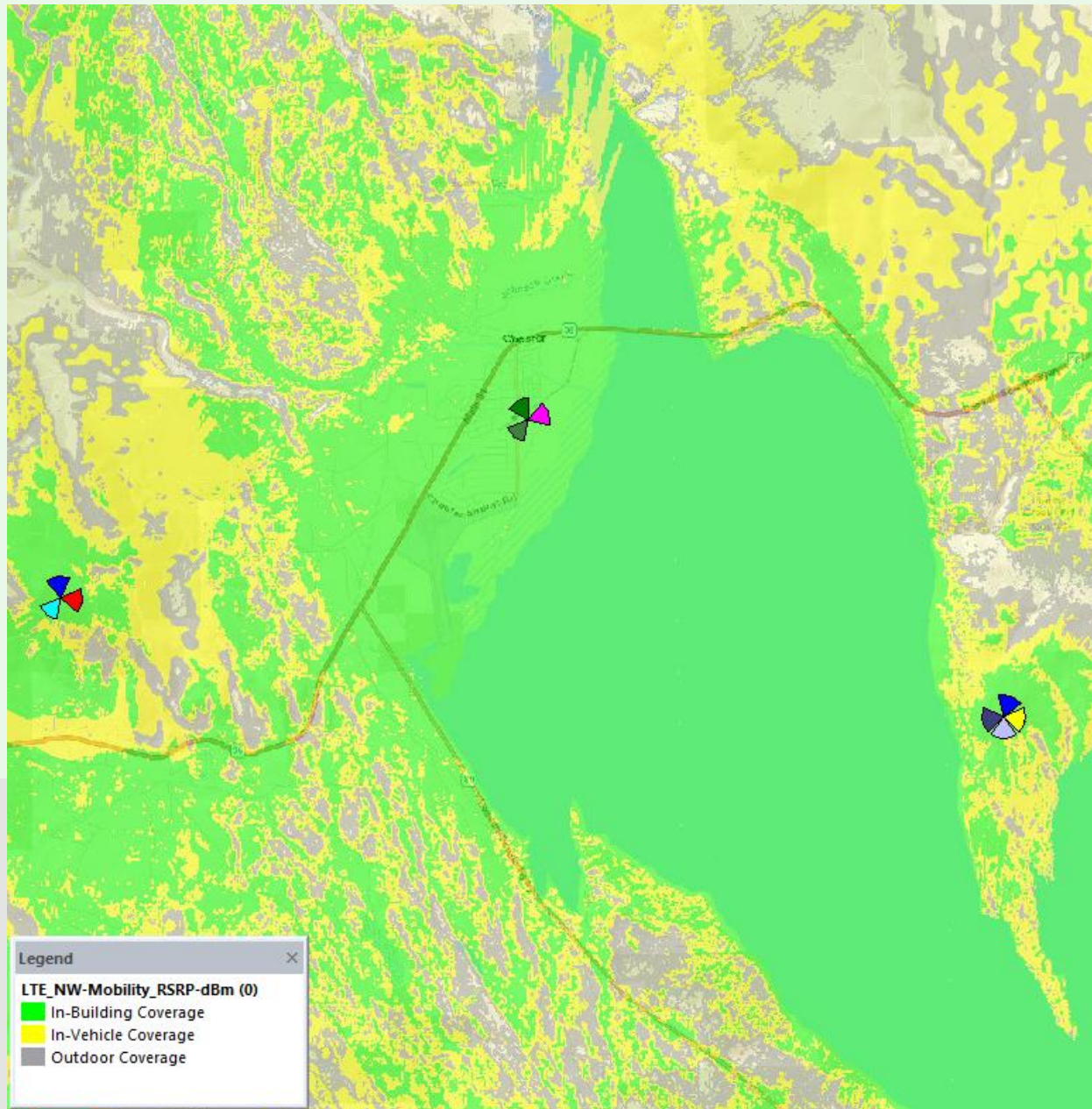
Chester and Lake Almanor are the only sites serving the community,

- Chester, Lake Almanor and surrounding areas
- HWY 36 & HWY89

## Coverage area of existing sites – 700 MHz

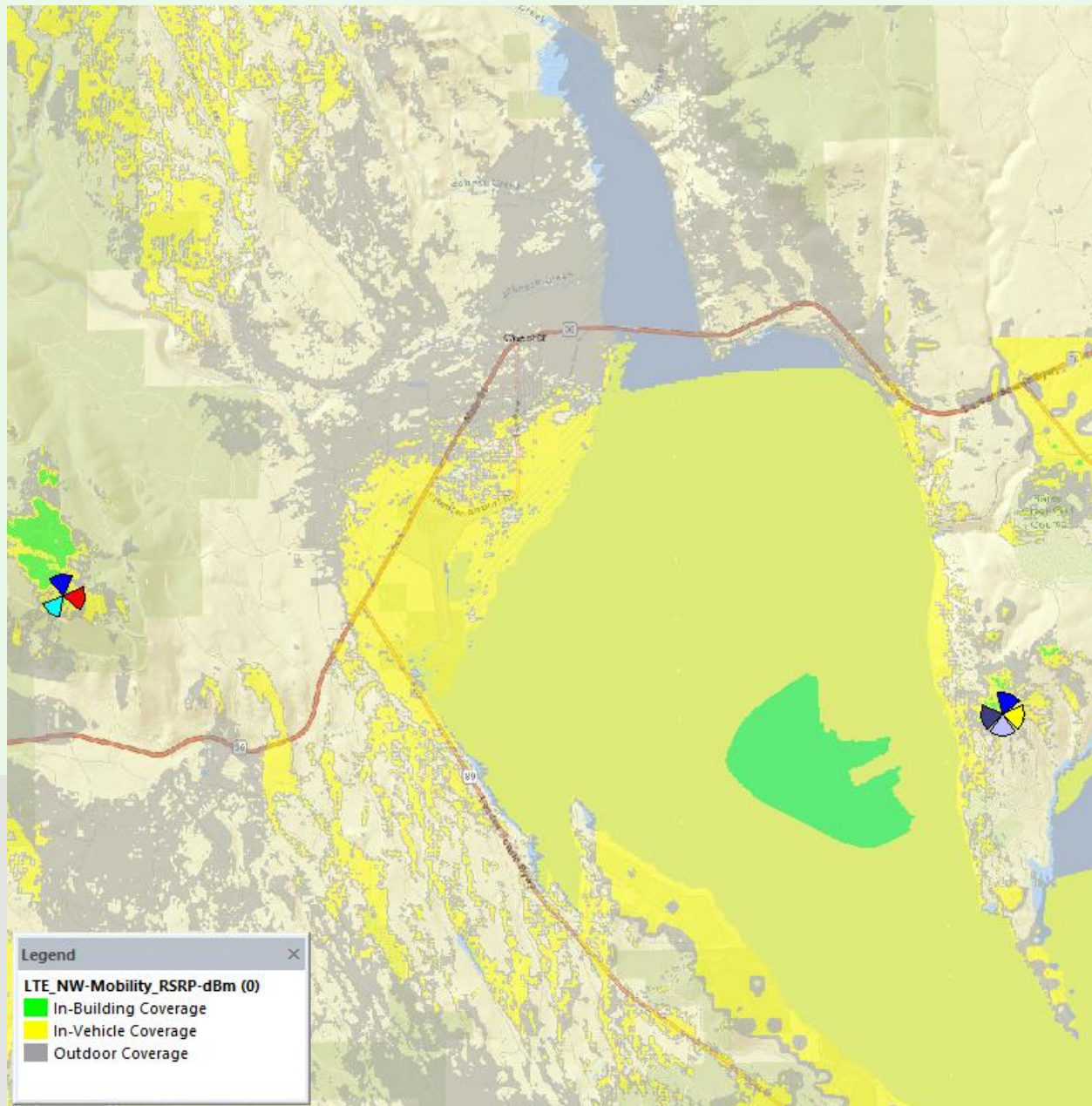


# Coverage area with proposed site (Chester High) – 700 MHz

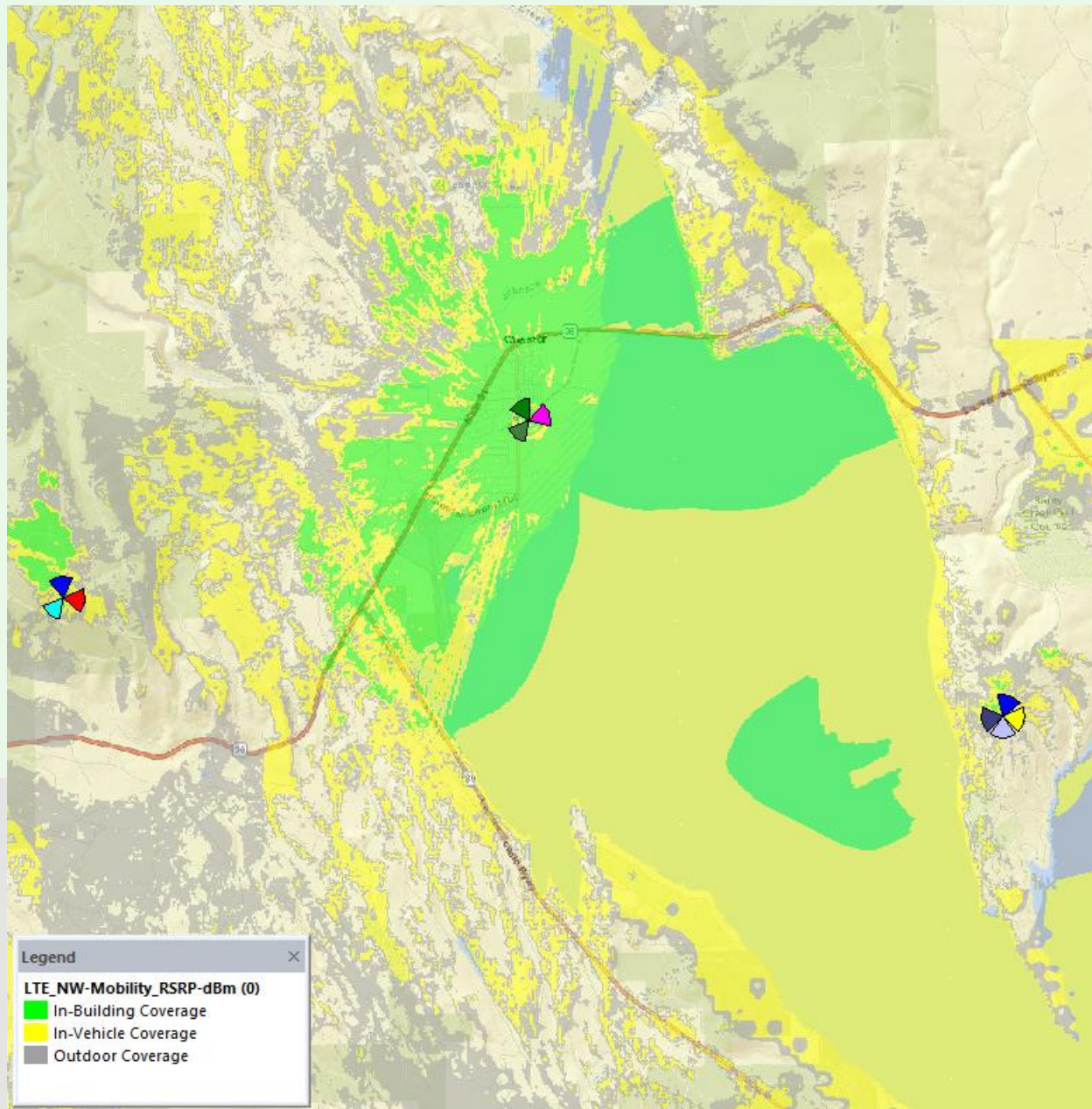




## Coverage area of existing sites – 2100 MHz



# Coverage area with proposed site (Chester High) – 2100 MHz





## **Alternative Sites Analysis**

### **History**

Verizon Wireless has been trying to provide service to the Chester community for over two years. This portion of the Chester and Plumas County lacks sufficient wireless coverage and high-speed broadband internet services resulting in a coverage gap. Additionally, the existing Verizon wireless facilities surrounding this area are overloaded, leading to a 'stressed' less reliable network and a capacity gap. TowerCo and Verizon are proposing a 129' tall monopole at 881 First Ave in the town of Chester to help alleviate this condition by providing extra network coverage and capacity.

### **Methodology**

Selecting a location for a wireless telecommunications facility needed to improve service and provide reliable coverage depends on many factors, such as: topography, zoning regulations, existing structures, co-location opportunities, available utilities, site access, and a willing landlord. Wireless communication utilizes a line-of-sight technology that requires facilities to be in a relatively close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own merits.

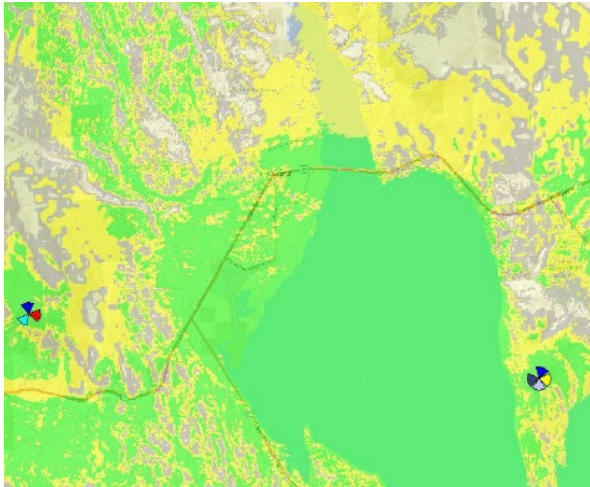
The proposed coverage area includes residential, commercial, retail and recreational uses in Chester and Plumas County, including highways and arterial roads leading to and from Chester. Providing service to this area is particularly challenging due to the diverse topography and dense morphology. This proposed location, situated on an industrial lot with Chester Public Utilities, provides an ideal location for wireless signals to reach greater distances as the project site does not neighbor residential living. The parcels surrounding the project site are much smaller providing obstacles to meet setbacks. The large parcel this proposal sits on will create a natural buffer that reduces visual impact from neighboring parcels.

### **Current Coverage**

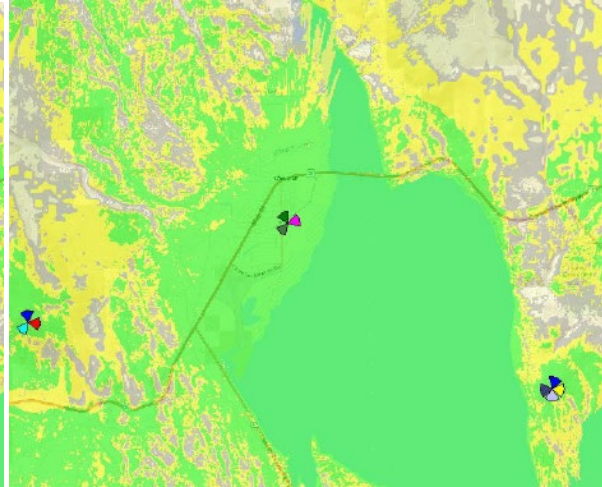
To analyze the coverage and capacity needs that drive network design, Verizon Wireless uses a proprietary Radio Frequency prediction tool to predict the signal strength and analyze our network design. The colors represent the Reference Signal Received Power (RSRP), which measures signal strength and quality. A larger version of the coverage maps has been included with this application.

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

**Current Coverage**



**Proposed Coverage (Activated)**



### **Selection Process**

In 2023, Verizon determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of four candidates were considered in the process of selecting the proposed location. Verizon radio frequency engineers begin their process by a search area parameter and a required structure height for the antennas to provide coverage to the service area needed. Properties outside this “search ring” cannot be considered because they are outside the engineering parameter that would meet the coverage objectives.

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

1. **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.
2. **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.

3. 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.
4. 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 overlap for a sufficient distance and time to support the handoff mechanism.
5. 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.
6. 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.
7. 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.

The proposed facility aims to address and mitigate Verizon's significant service coverage gap within the Chester area and the surrounding communities of Lake Almanor, which are bound by Highway 36 & 89. Additionally, this facility will enhance and provide new service coverage for the communities along Highway 89. This includes the homes located near Highway 36 and 89 and Lake Almanor. According to the California Department of Transportation's (Caltrans) Average Annual Daily Traffic (AADT) data, the Highway 36 & 89 corridor near along this path have 9,160 daily trips, amounting to approximately 3,396,800 trips annually.

## Search Ring and Alternative Candidates



The map above shows two red circles, these circles represent the areas within which a facility can be located to produce the desired coverage objectives. The average centerline height of 123' represents the required height of the antennas to provide the desired coverage objective. After evaluating the County's zoning regulations, the next step is to identify any existing towers within the search area that could allow for a collocation. See below the alternative candidates regarding why collocation is not feasible.

Our chosen candidate was selected due to their large parcel of 70 acres which allows for the construction of a 129' tower according to Verizon's radio frequency engineers. The 129' tower height is required to meet a broader coverage level achievement, enabling wider coverage and reducing the need for additional towers. No invasive tree removal or road access is proposed for this project.

Verizon identified four potential alternatives sites prior to selecting the presently proposed location. Below is a list of candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected.



**1. 580 2<sup>nd</sup> St. Zoned R-7 (residential single family) 0.12 Acres. APN 100-152-011**

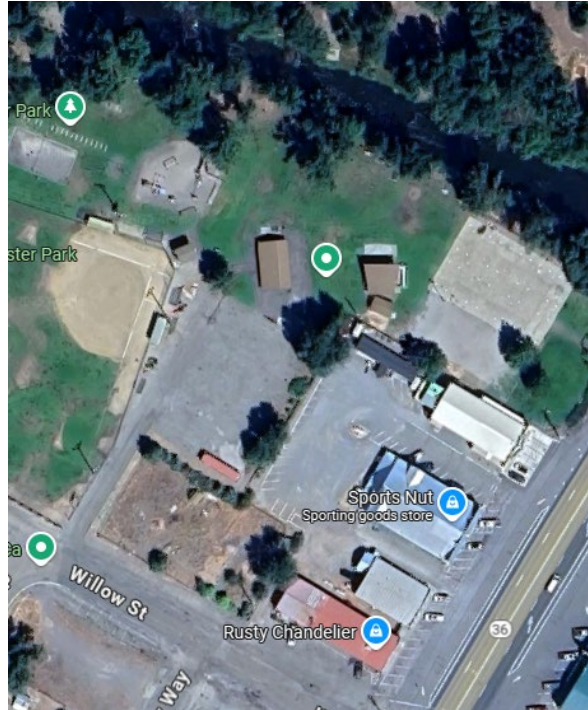
Verizon assessed this collocated candidate site for a new facility. The existing tower stands at 60 feet. However, this site is less favored by Verizon engineers due to a lower available centerline of 53 feet, which would neither close the coverage gap nor alleviate the current network strain. While a tower height extension was considered, it was determined that a taller tower would not meet the County's required setback to the nearest offsite dwelling due to the parcels small size. Lastly, the landlord did not respond to mailed attempts sent in June 2024. This candidate is not viable.





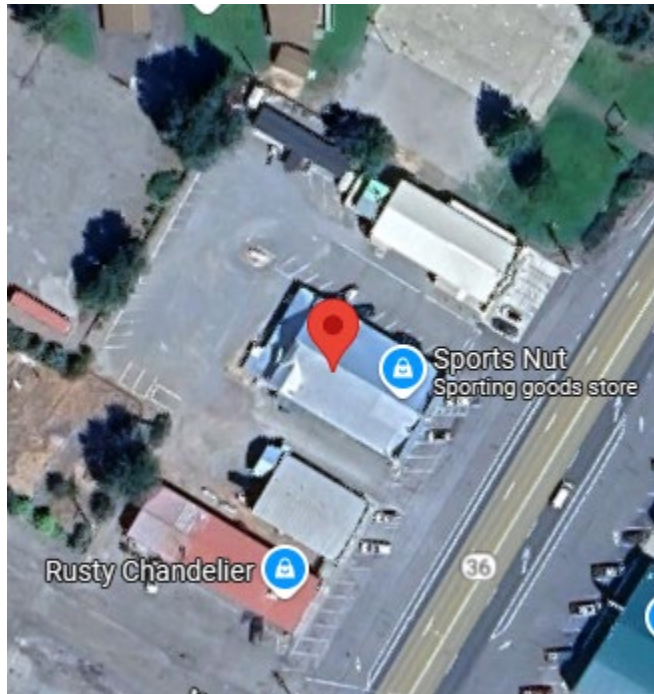
**2. 190 Willow St. Zone C2 (periphery commercial) 3.95 Acres. APN 100-230-066**

This candidate was considered a wireless facility. This site is less favored by Verizon engineers due to the uniquely shaped parcel and its existing structures. A facility at this location would not meet the County's required setback to the nearest offsite dwelling. A lower tower height was considered at 75', however Verizon engineers concluded this would neither close the coverage gap nor alleviate the current network strain as there are 80'+ trees to the neighboring parcels. Lastly, the landlord did not respond to mailed attempts sent in June 2024. This candidate is not viable.



**3. 208 Main Street. Zone C2 (periphery commercial) 0.71 Acres. APN 100-061-002**

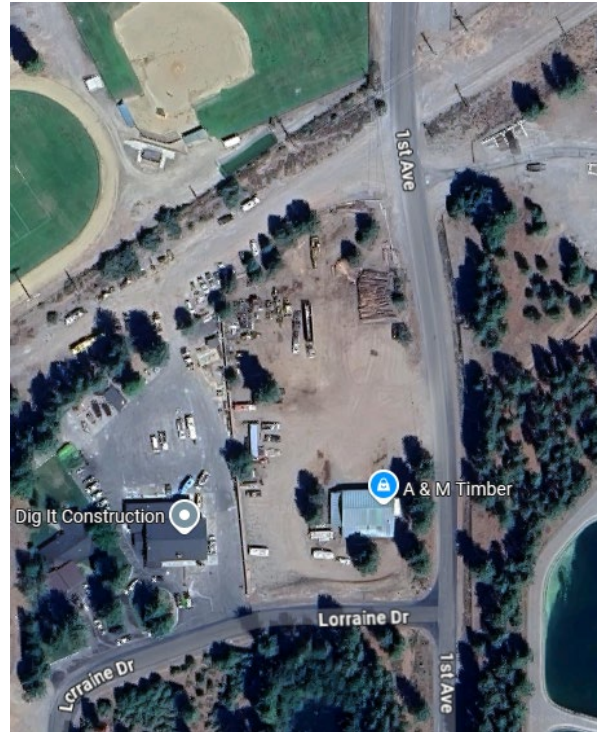
Verizon investigated this parcel for a potential facility. A facility at this location would not meet the County's required setback to the nearest offsite dwelling and would require multiple parking spaces to be removed to accommodate any wireless facility. Additionally, Verizon engineers concluded this would neither close the coverage gap nor alleviate the current network strain as there are 80'+ trees west side to the parcel. Lastly, the landlord did not respond to mailed attempts sent in June 2024. This candidate is not viable.





**4. 750 First St. Zone I-2 (light industrial) 2.04 Acres, APN 100-260-013**

Verizon evaluated this parcel as a potential site for a new facility and the property owner did respond to our outreach in June 2024. This parcel cannot accommodate a 129' tower and meet the County's required setback from the nearest offsite dwelling. A lower tower height was considered at 75', however Verizon engineers concluded this would neither close the coverage gap nor alleviate the current network strain. This candidate is not viable.



# HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

This project ☒ is not

☐ is

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

The list indicates that the project is located on:

SITE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

REGULATORY ID#: \_\_\_\_\_

DATE OF LIST: December, 1994

**Kevin Gallagher**

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

**8/20/25**

(Signature)

(Date)

NAME OF APPLICANT

Kevin Gallagher, CWC

MAILING ADDRESS

2009 V St

Sacramento, CA 95818

PHONE NUMBER

916-764-2632

ASSESSORS PARCEL NUMBER

100-270-006



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Licensee:

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

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

ENGINEER:



SHEET TITLE:

# TITLE SHEET

SHEET NUMBER:

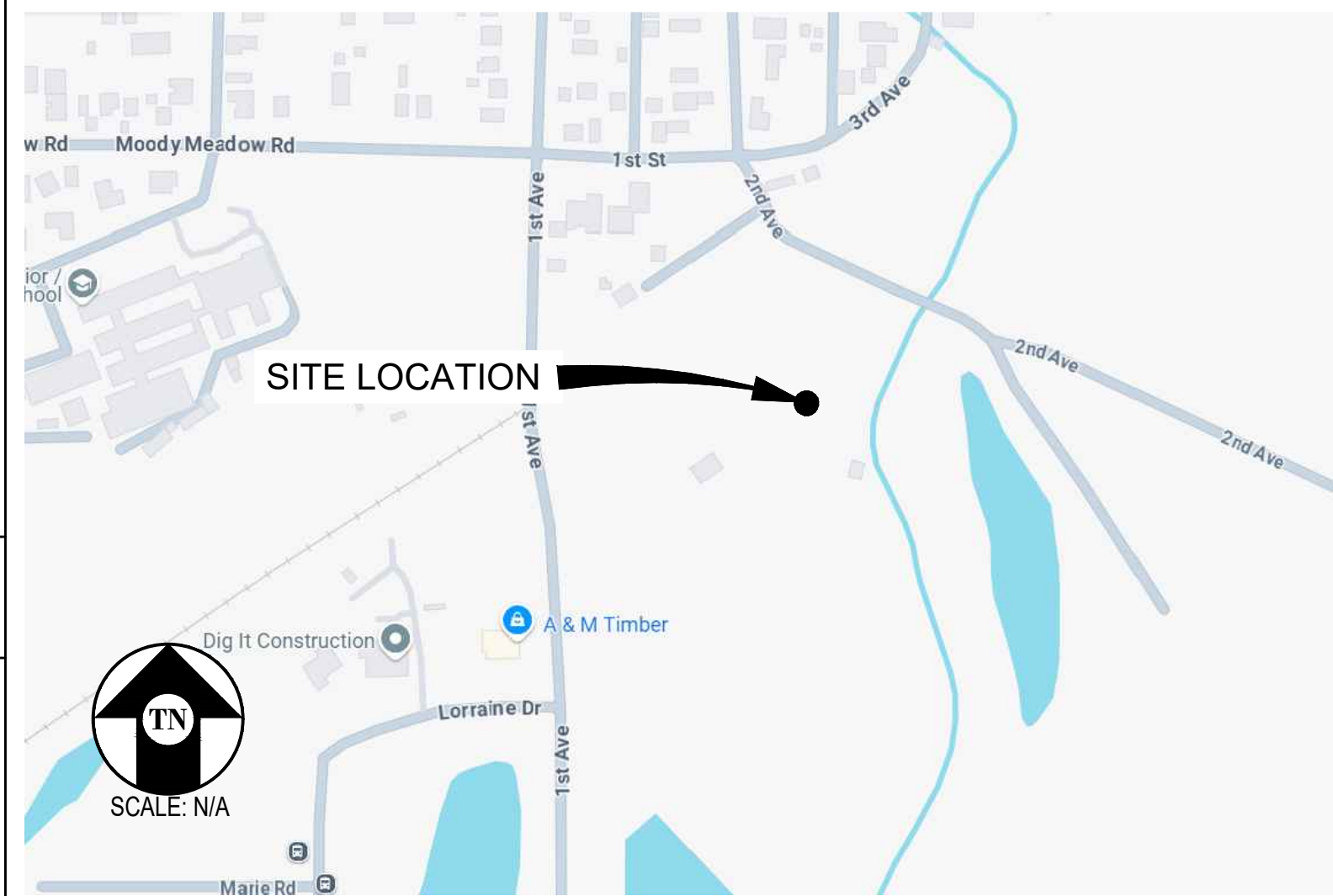
## T-1.1

## 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

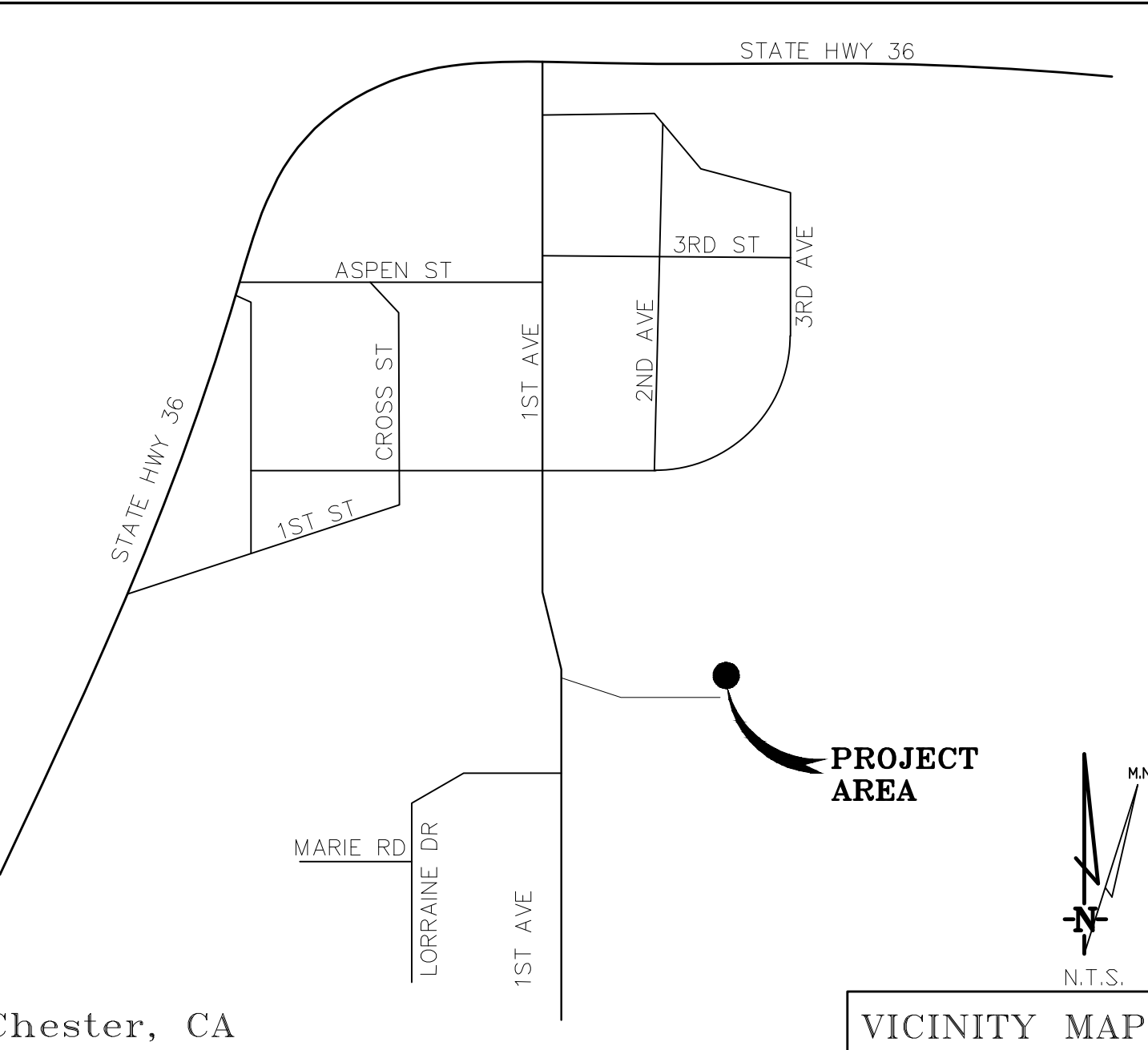
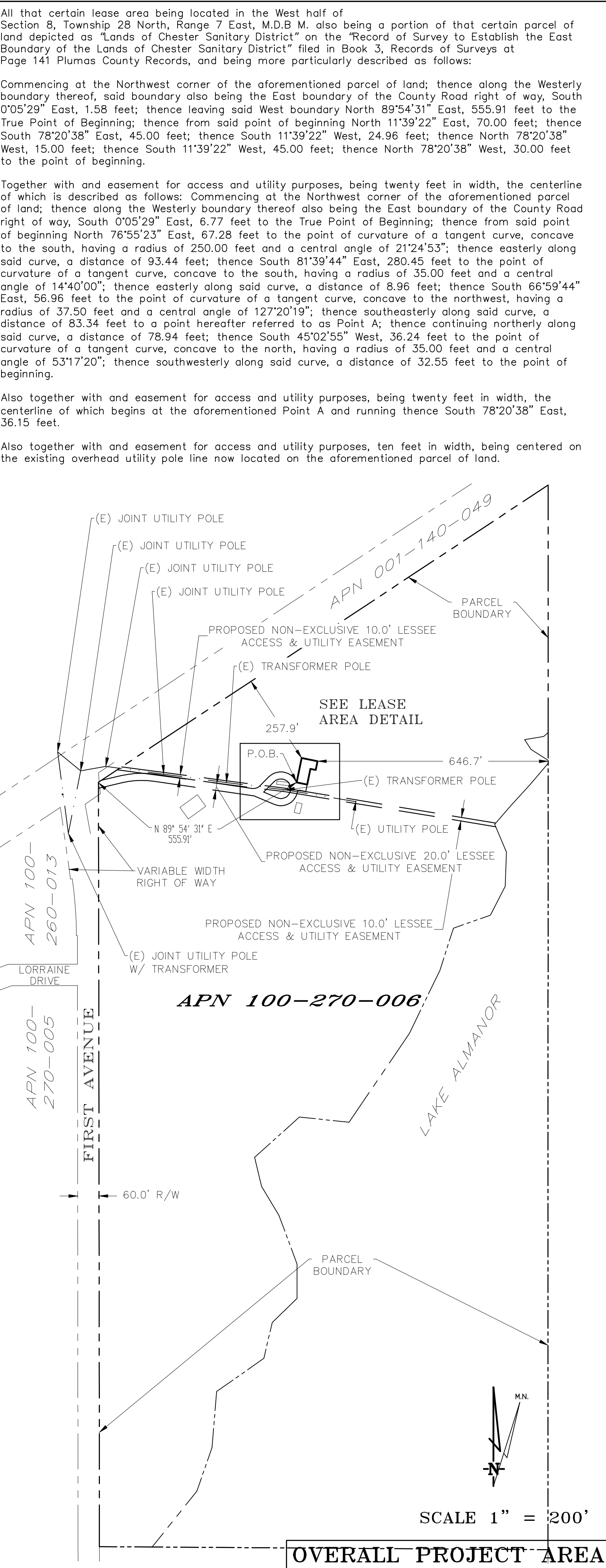
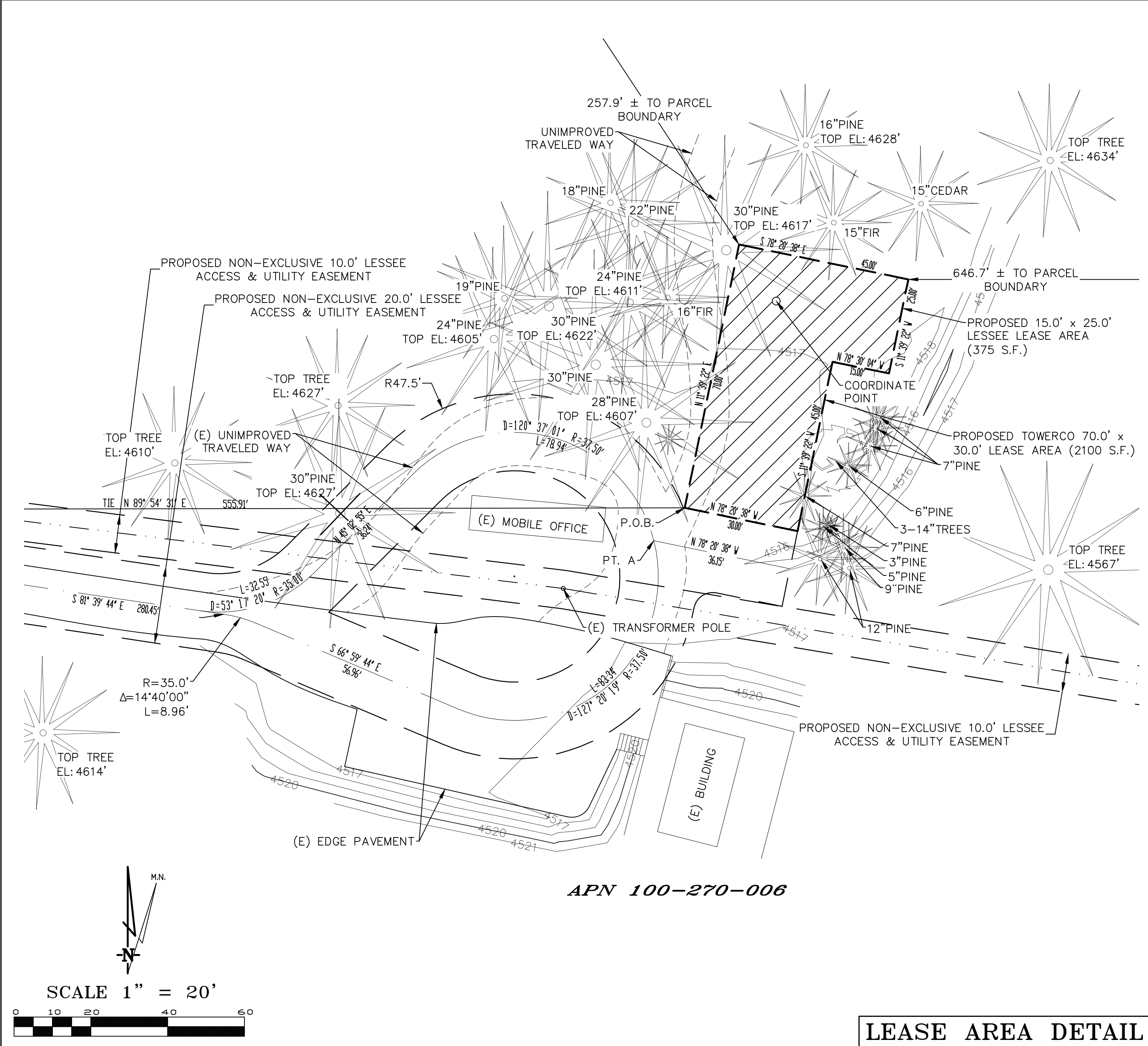
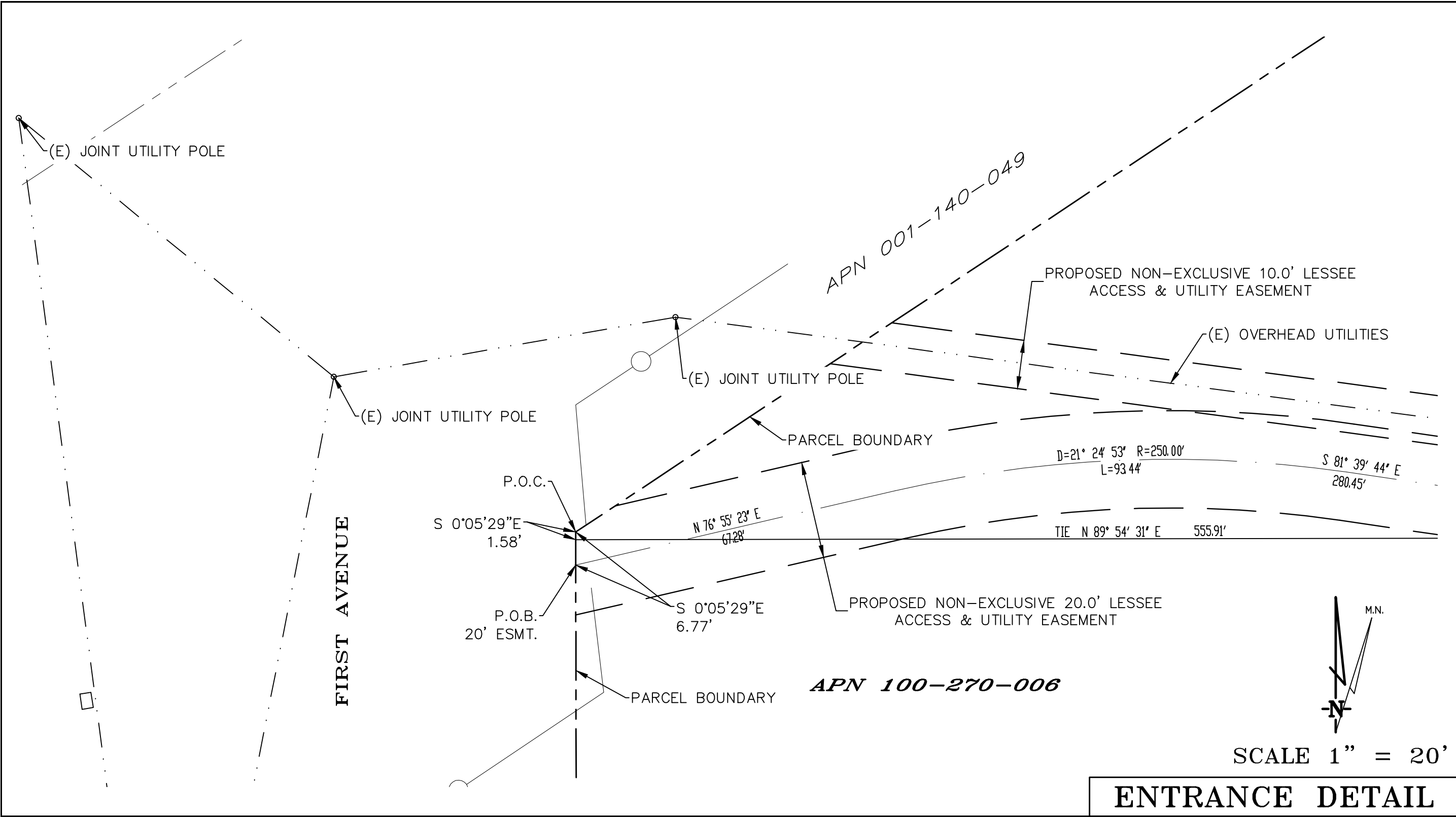
## DISABLED ACCESS REQUIREMENTS

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

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	5
C-1	TOPOGRAPHIC SURVEY	—
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A-1.2	ENLARGED SITE PLAN	5
A-1.3	COMPOUND PLAN	5
A-1.4	EQUIPMENT PLAN	5
A-2.1	ANTENNA PLAN	—
A-3.1	ELEVATION	5
A-3.2	ELEVATION	5
A-4.1	DETAILS	5
E-1.1	ELECTRICAL PLAN	—





Chester, CA

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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)

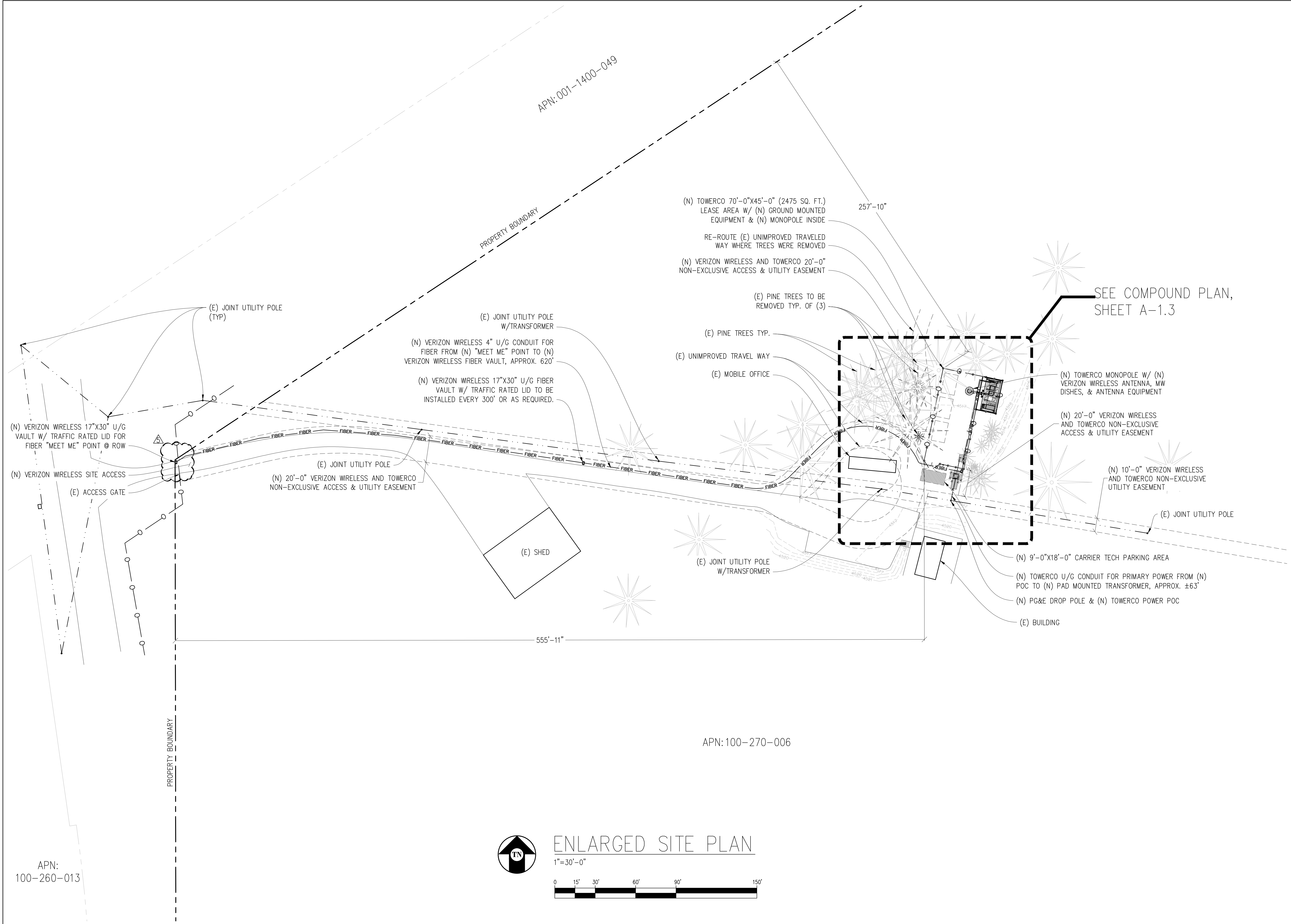
Latitude: N 40.301952° (NAD83) N 40.302067° (NAD27)  
Longitude: W 121.224928° (NAD83) W 121.223851° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 4517' AMSL

DEPT	APPROVED	DATE	Surveyor									
			A&C	RE	RF	INT	EE\IN	OPS				
GAIL ENGINEERING ENGINEERING • SURVEYING • PLANNING 1226 HIGH STREET AUBURN, CALIFORNIA 96909 Phone: (530) 885-4526 Fax: (530) 885-1808												
Chester High 881 First Avenue Chester, CA 96020			PLOT PLAN AND SITE TOPOGRAPHY									
REVISIONS	11-05-24	dg	Preliminary Drawing	12-11-24	dg	rev. esmts.	04-05-25	dg	desc added	06-02-25	dg	redlines
Sheet	C-1											







Issued For:

CHESTER HIGH

881 FIRST AVENUE  
CHESTER, CA 96020

PREPARED FOR



Vendor:



TOWERCO SITE ID: CA0714

MDG LOCATION ID: 5000918324

VZW PROJECT ID: 17372457

DRAWN BY: FS

CHECKED BY: N. GEORGE

APPROVED BY: -

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

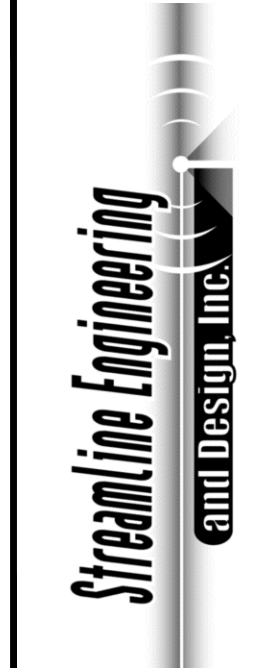
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ENGINEER:



Streamline Engineering  
AMERICAN INSTITUTE OF PROFESSIONAL ENGINEERS

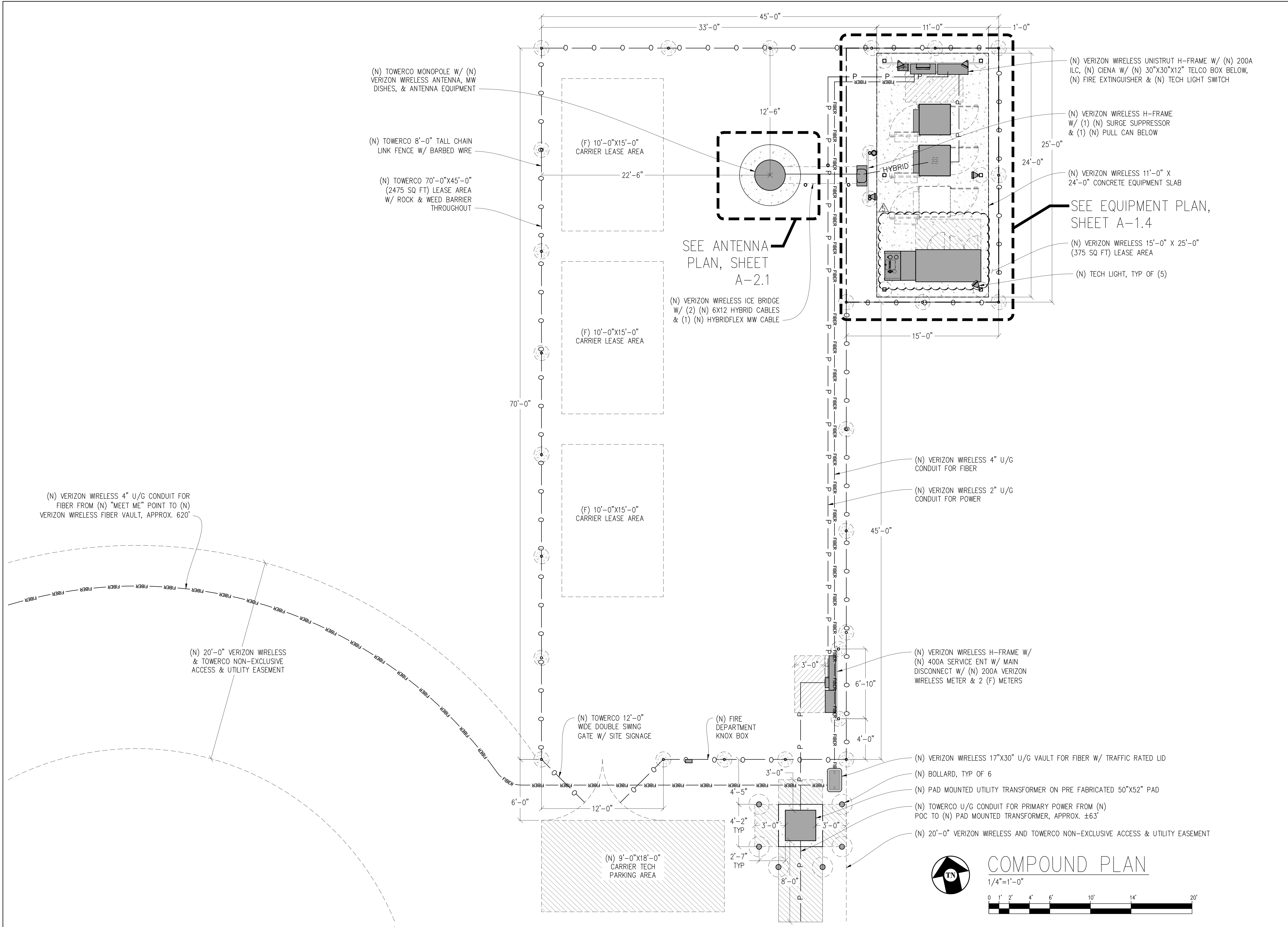
3843 Taylor Road, Suite A, Lodi, CA 95650  
Contact: Kevin Sorenson Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:  
ENLARGED SITE  
PLAN

SHEET NUMBER:  
A-1.2





Issued For:

## CHESTER HIGH

881 FIRST AVENUE  
CHESTER, CA 96020

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Vendor:



TOWERCO SITE ID: CA0714

MDG LOCATION ID: 5000918324

VZW PROJECT ID: 17372457

DRAWN BY: FS

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5	01/10/25	CLIENT REV	S.D.
6	12/10/24	ZD 100%	S.D.
7	11/08/24	ZD 90%	FS

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Contact: Kevin Sorensen Phone: 916-660-1030  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

## COMPOUND PLAN

SHEET NUMBER:

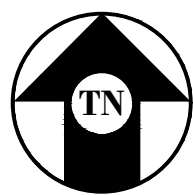
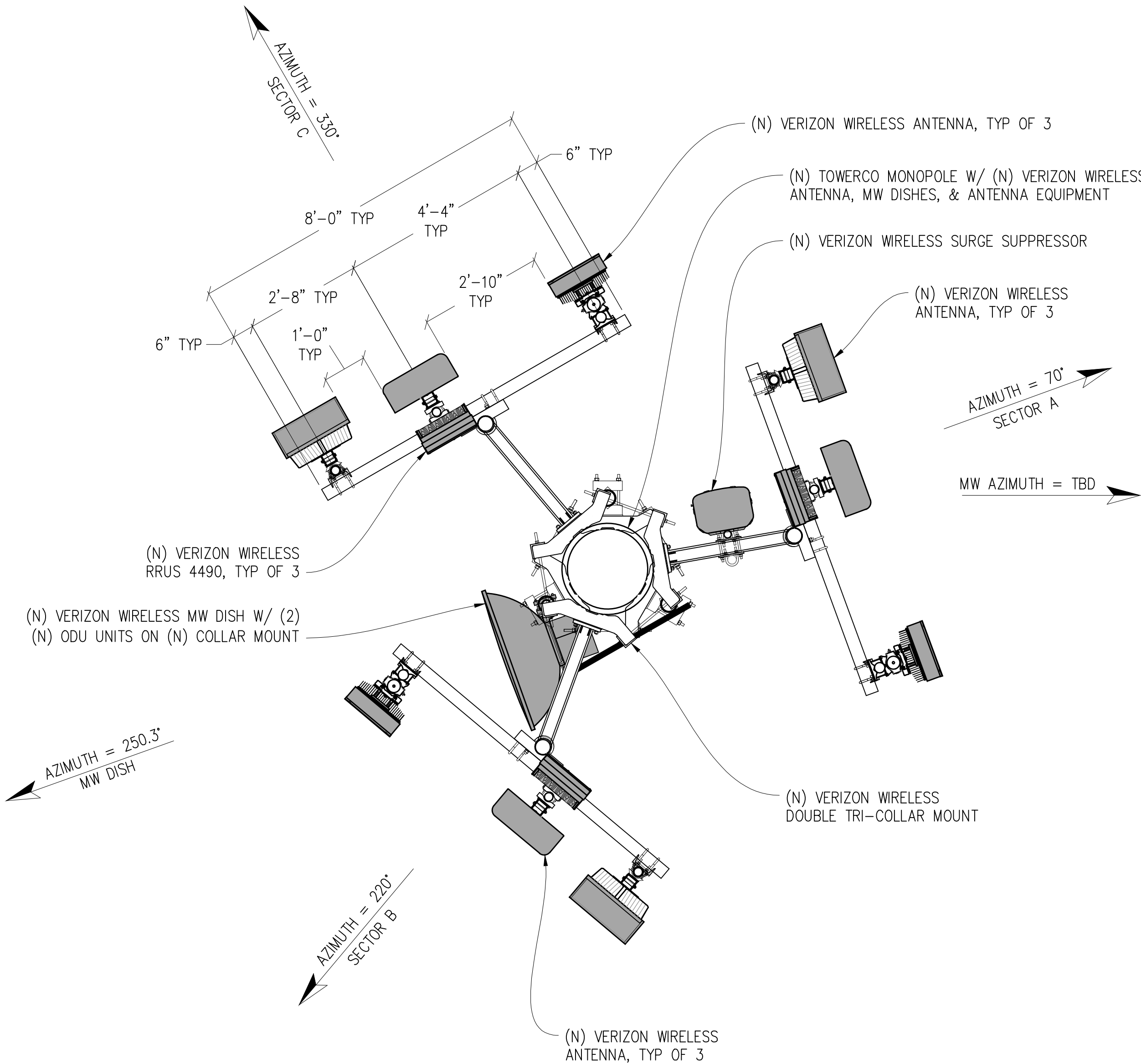
## A-1.3



## A-1.4

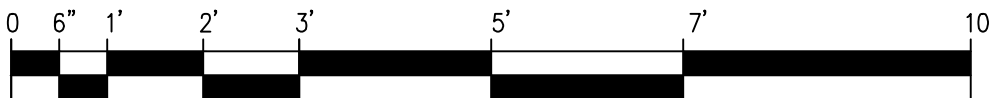


(N) RF SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)								
SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
A P H A	A1	AIR 3283	70°	±123'-0"	INTEGRATED	2	±150	(1) 6627
	A2	MX12FIT865-01	70°	±121'-0"	(1) 4490	SHARED	-	SHARED
	A3	AIR 6419	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"



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			
Δ	06/02/25	CLIENT REV	S.D.
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REV	DATE	DESCRIPTION	CAD

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SHEET TITLE:

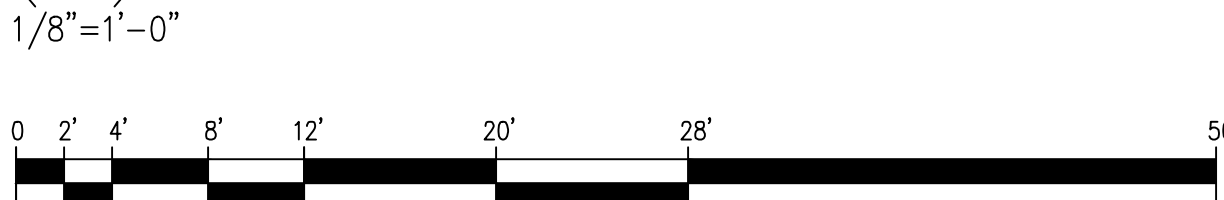
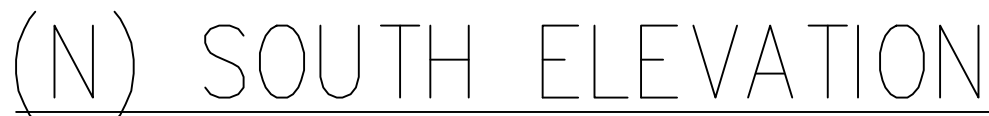
ANTENNA PLAN

SHEET NUMBER:

A-2.1



## A-3.1



# CHESTER HIGH

881 FIRST AVENUE  
CHESTER, CA 96020

PREPARED FOR



Vendor:



TOWERCO SITE ID: CA0714

MDG LOCATION ID: 5000918324

/ ZW PROJECT ID: 17372457

DRAWN BY: FS

CHECKED BY: N. GEORGE

APPROVED BY: \_\_\_\_\_

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

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Contact: Kevin Sorensen Phone: 916-660-1930  
E-Mail: [kevin@streamlineeng.com](mailto:kevin@streamlineeng.com) Fax: 916-660-1941

E-Mail: [kevin@streamlineeng.com](mailto:kevin@streamlineeng.com) Fax: 916-660-1941

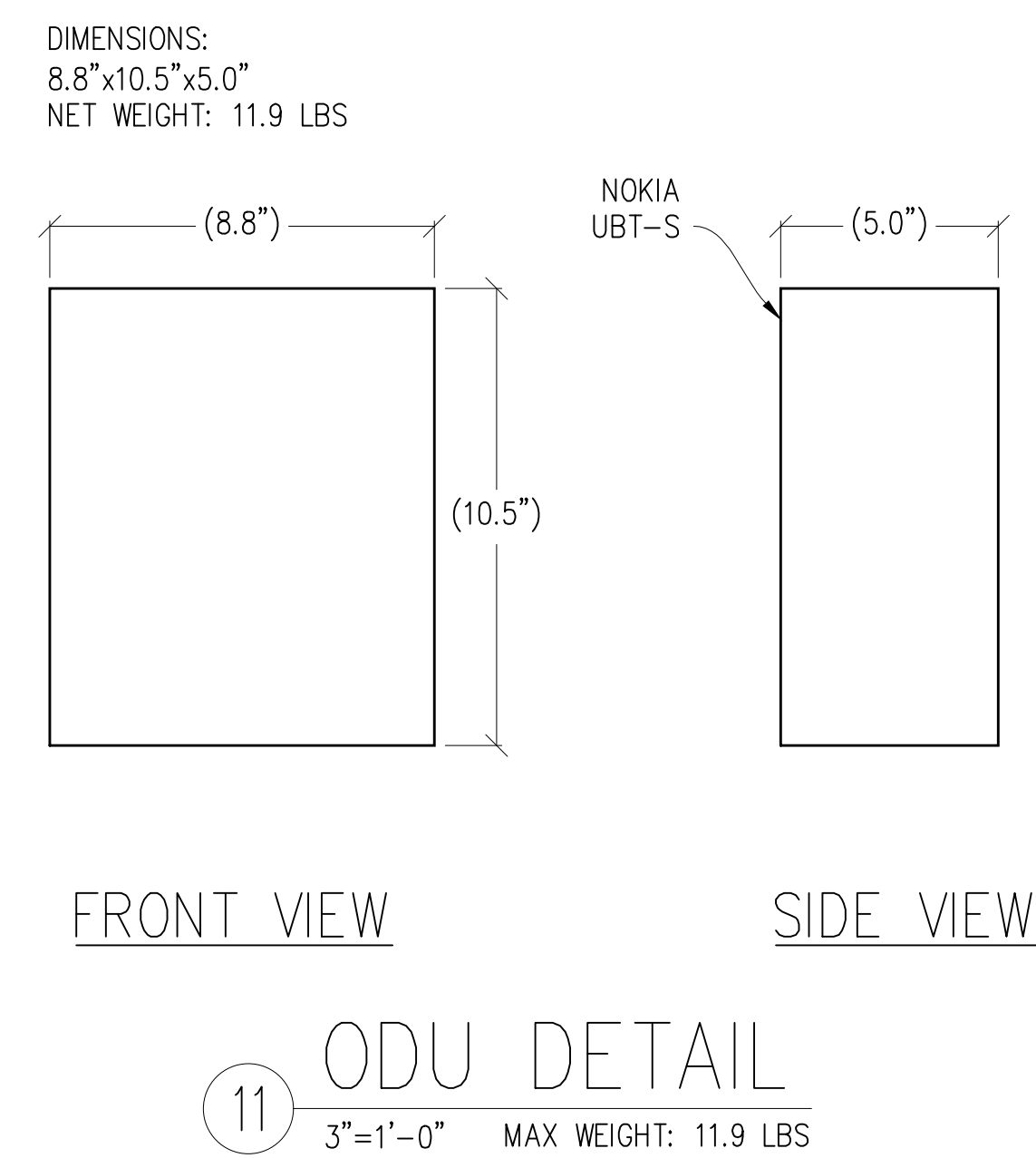
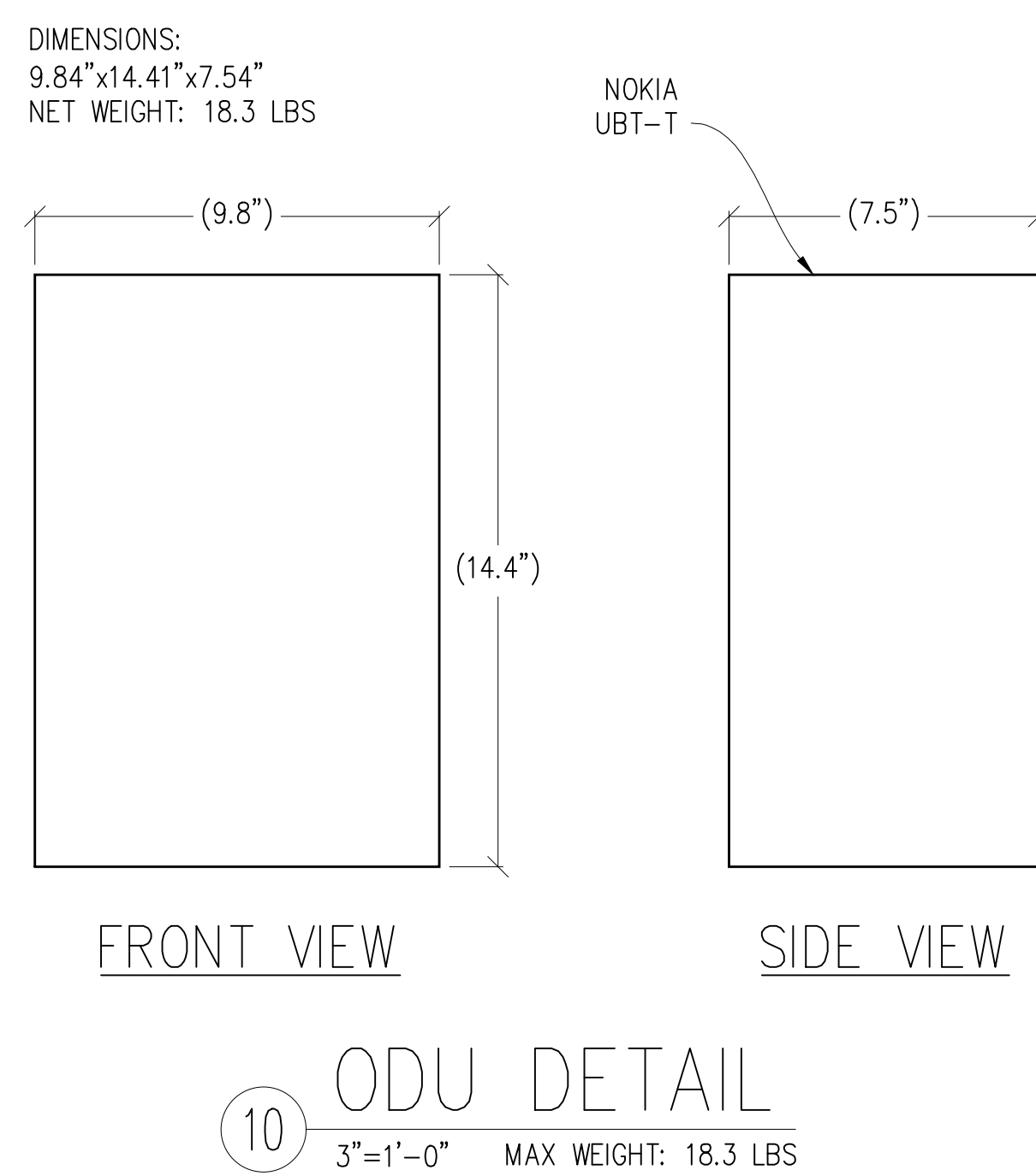
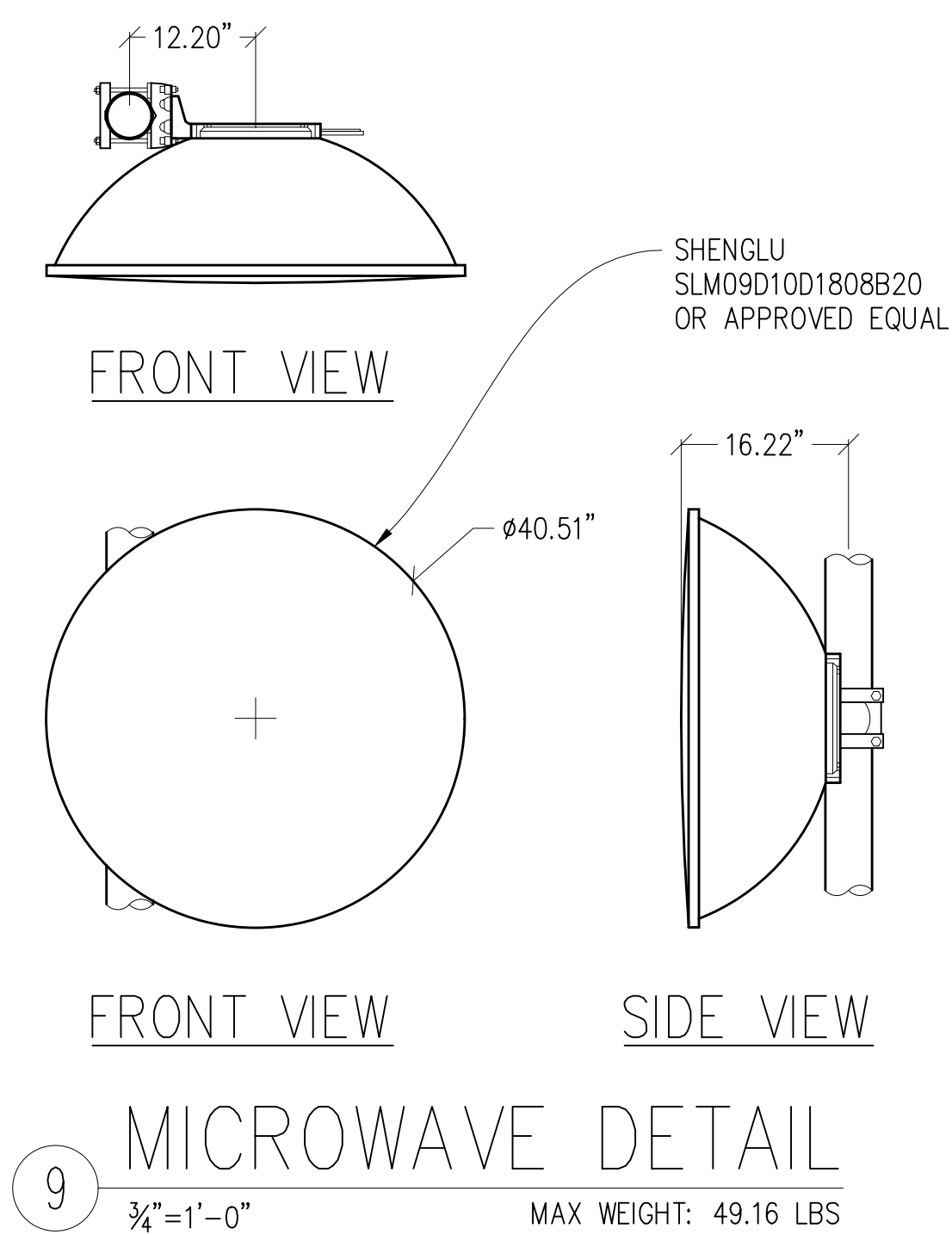
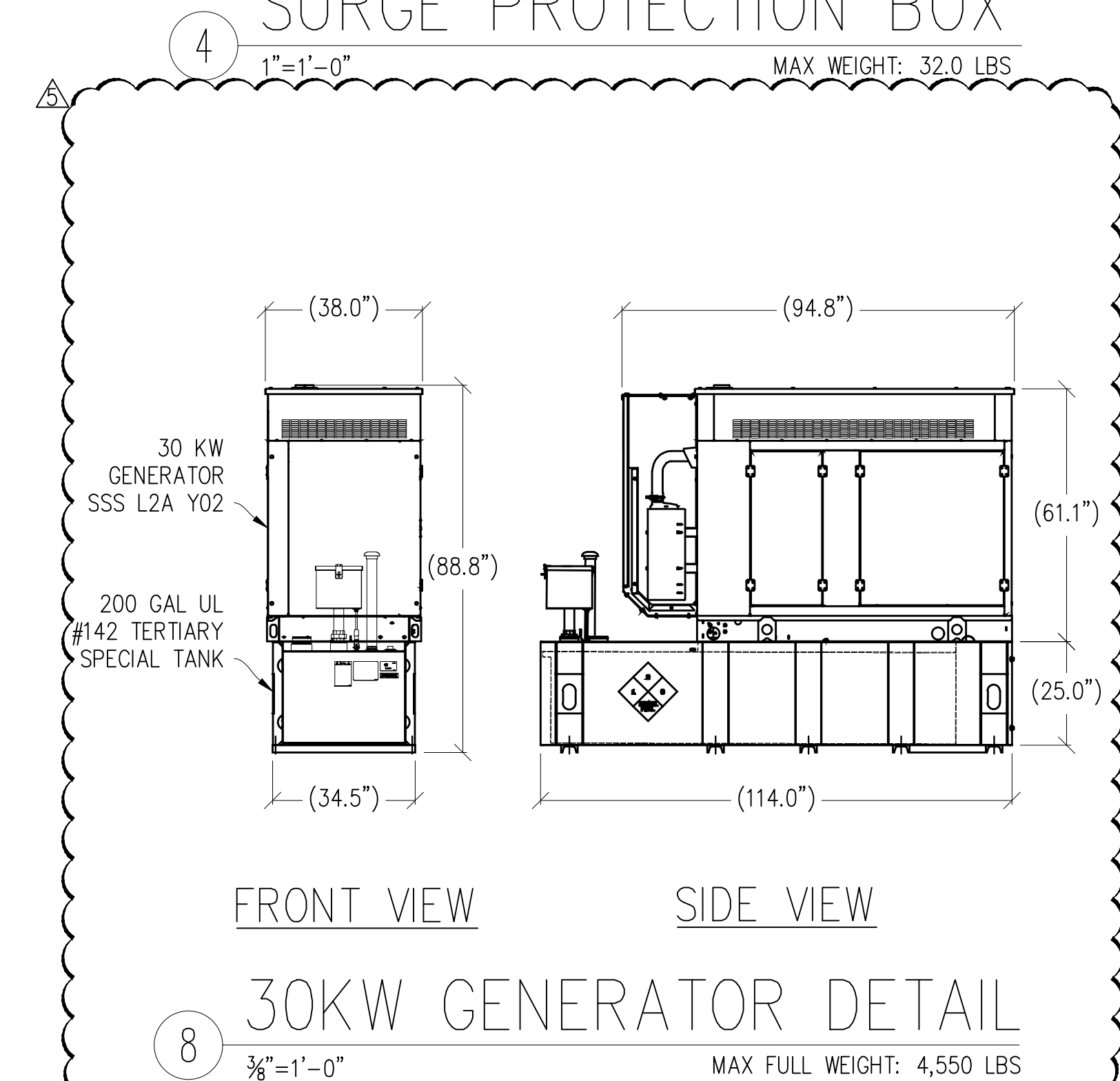
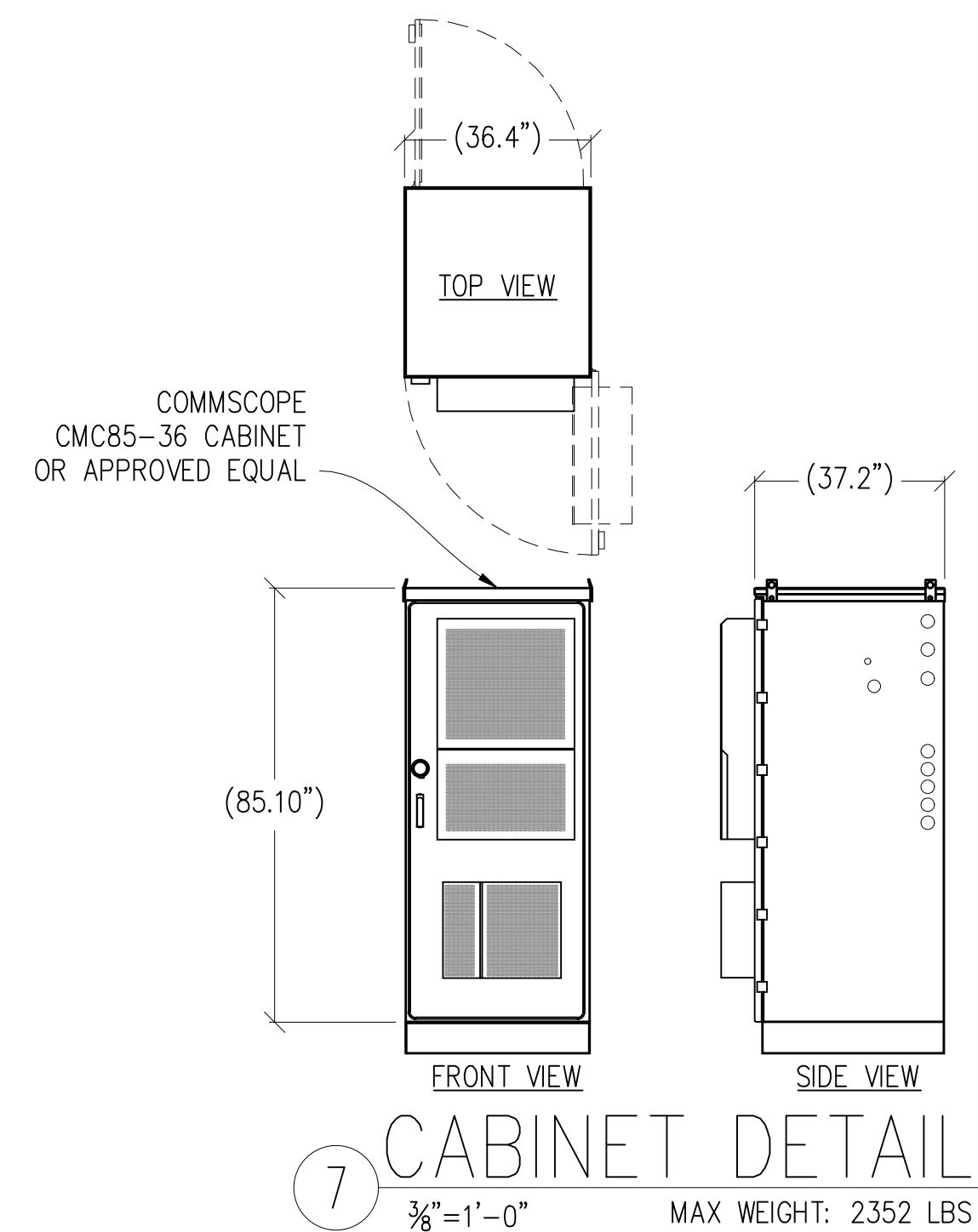
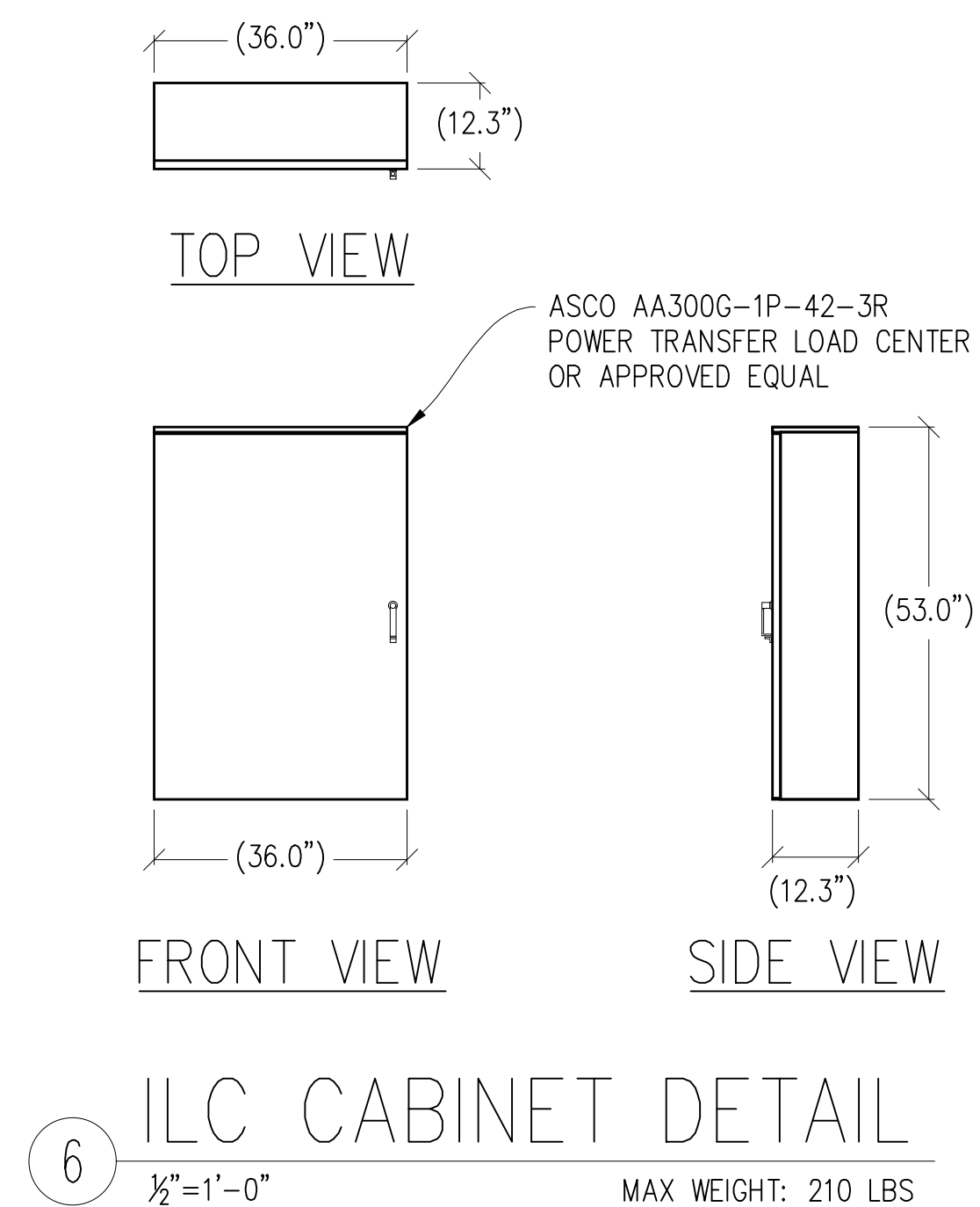
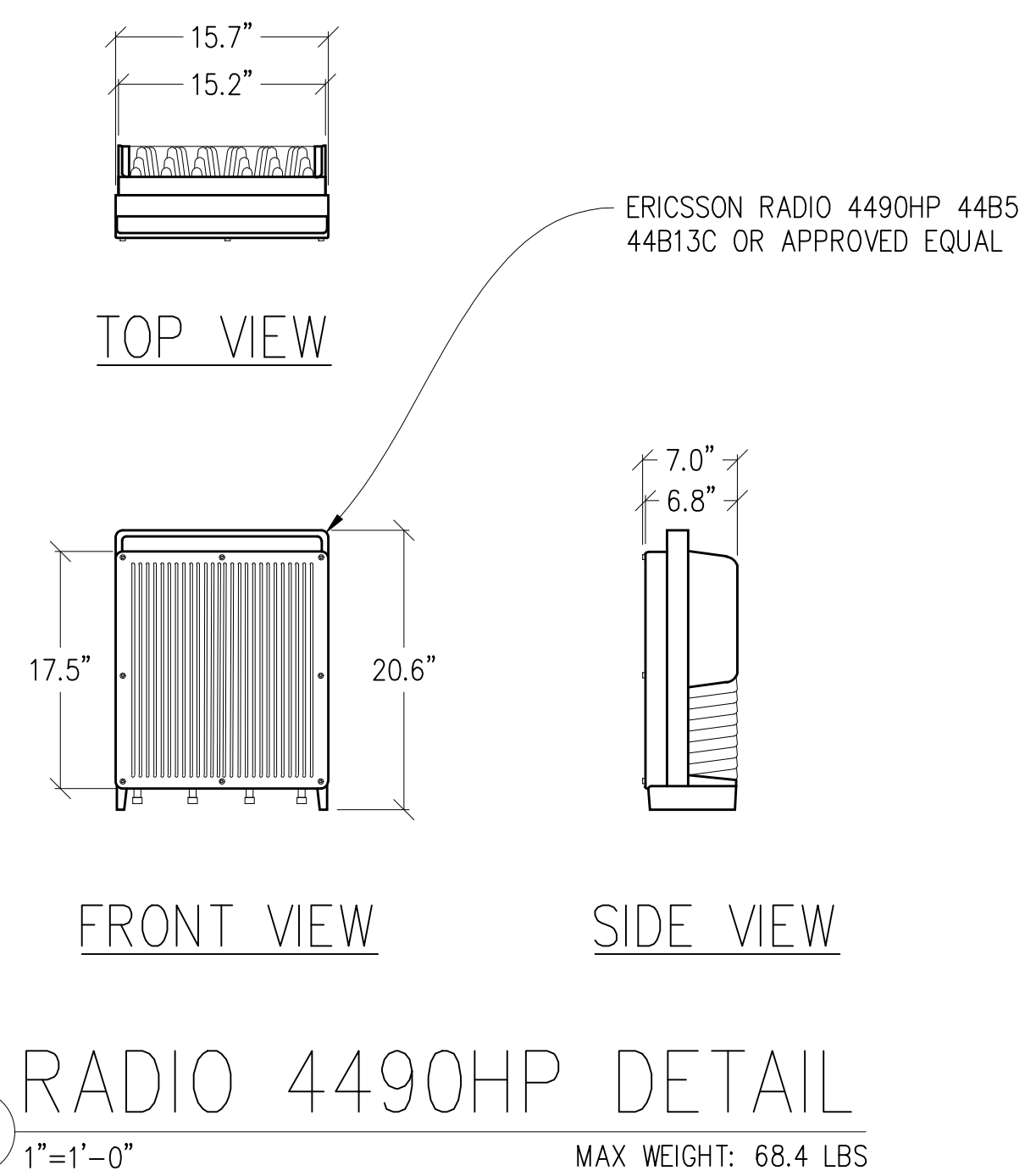
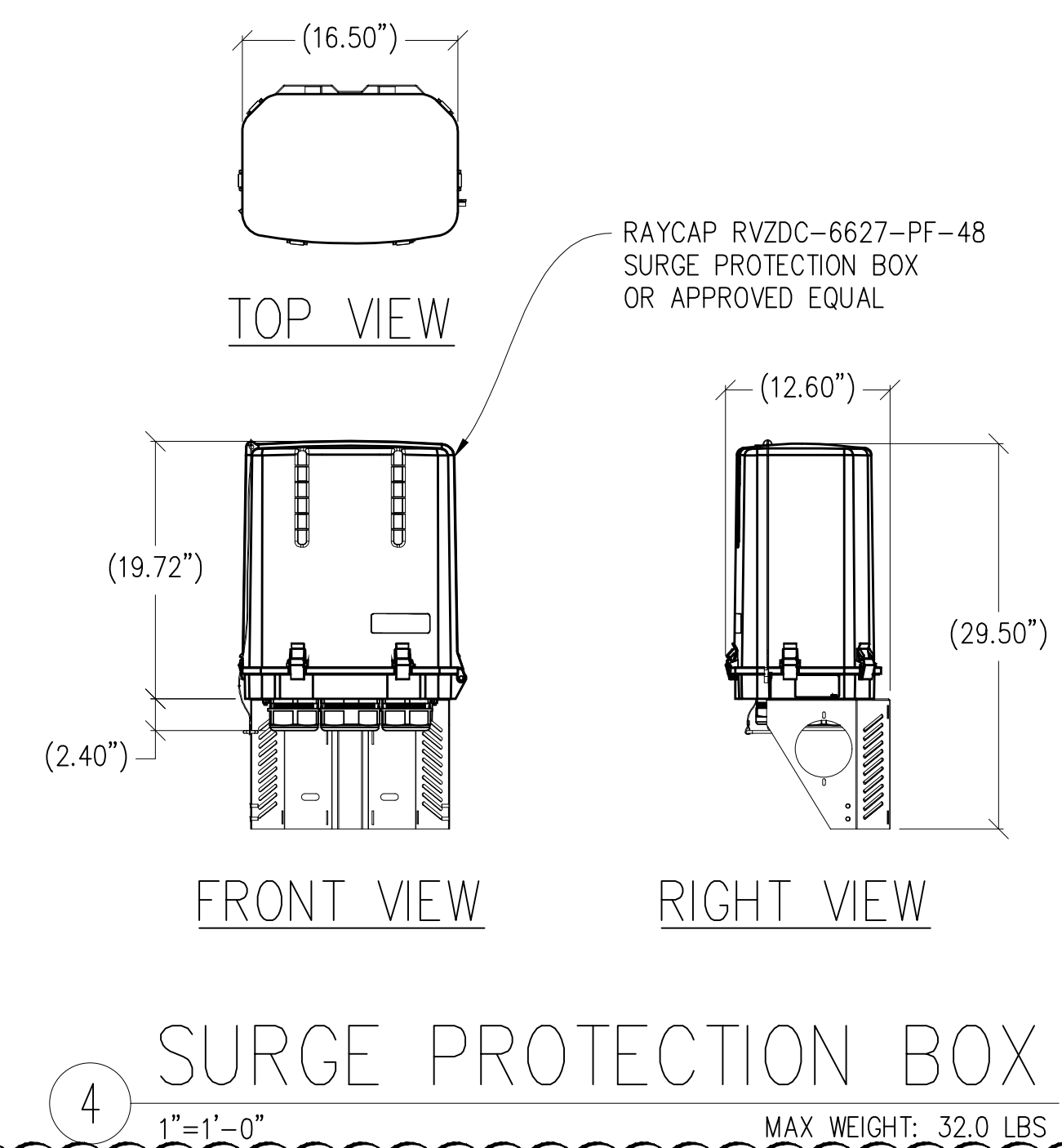
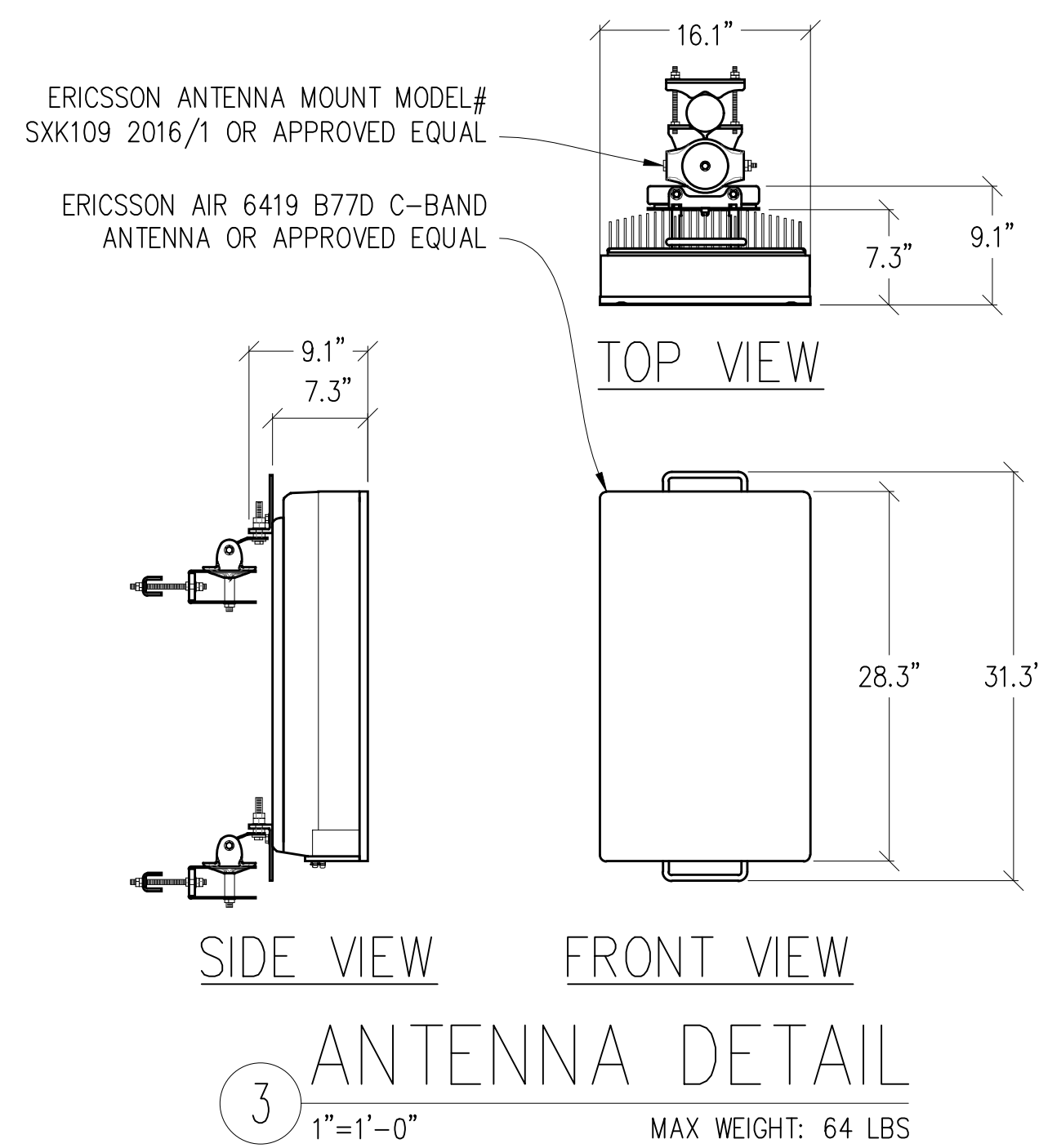
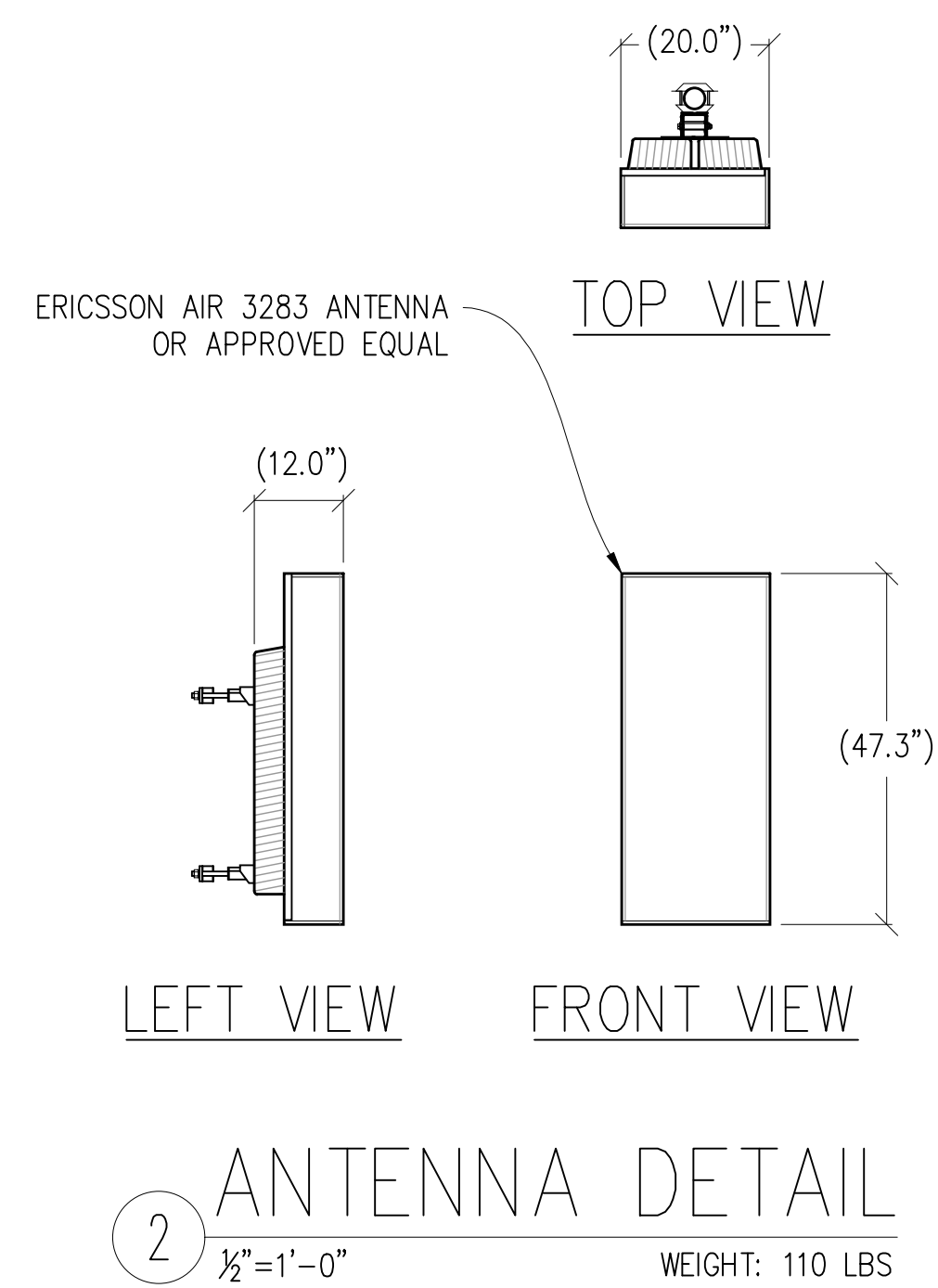
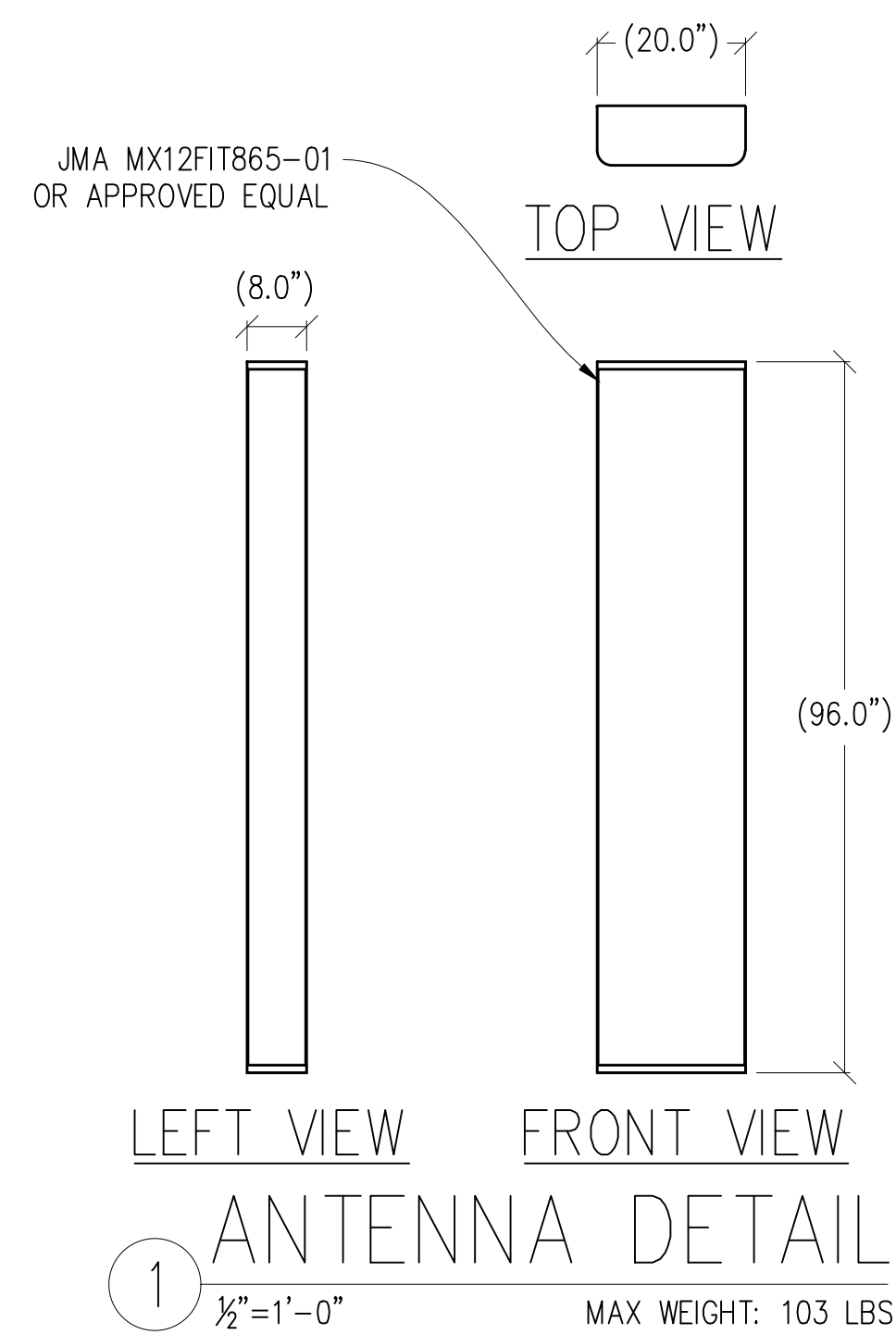
SHEET TITLE:

## ELEVATION

SHEET NUMBER

## A-3.2





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

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Contact: Kevin Sorensen Phone: 916-660-1930  
E-Mail: [kevin@streamlineeng.com](mailto:kevin@streamlineeng.com) Fax: 916-660-1941

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SHEET TITLE:

## ANTENNA DETAILS

SHEET NUMBER:

## A-4.1





(N) 400A BUSS BOX

(2) (F) METER PANELS

(N) 200A VERIZON WIRELESS METER PANEL

(N) 400A SERVICE ENTRANCE

(N) UTILITY H-FRAME

## PANEL SCHEDULE

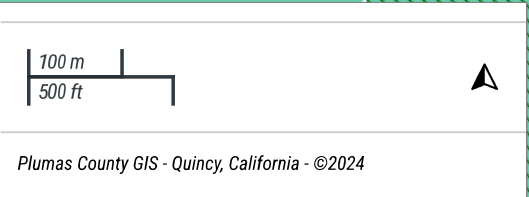
NAMEPLATE : PANEL A		SC LEVEL : 22,000				VOLTS: 120V/240V, 1ø			
LOCATION : OUTSIDE						BUS AMPS: 200A			
MOUNTING : H-FRAME						MAIN CB: 200A			
ØA	ØB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA							LOAD VA	LOAD VA
30		SURGE ARRESTOR	60/2	1	2	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	
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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





# Plumas County Zoning





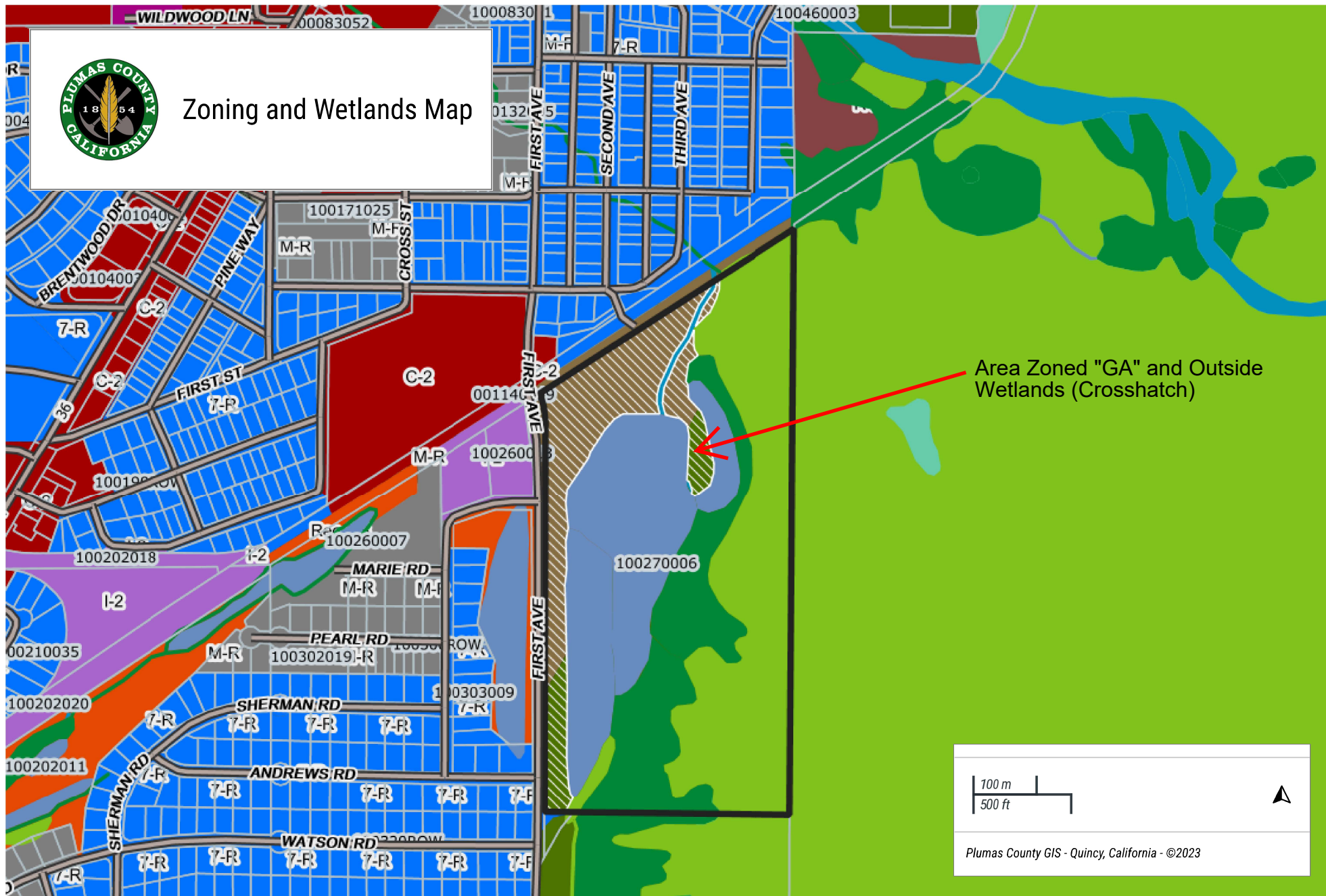


EXHIBIT 3

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

---

Hi Tim,

Engineering has no comments on this project. Thank you,

Evan Hasse  
530.616.5102  
530.283.6209 Office

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

Good Afternoon,

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

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

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



**addition to any recommendations regarding approval or conditions of approval.**

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

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

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

Thank you for your assistance.

Regards,

**Tim Evans**

***Senior Planner – Extra Help***

**Co Logo**



Plumas County Planning Department

P: (530) 283-6207

[timevans@countyofplumas.com](mailto:timevans@countyofplumas.com)

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

---

Hi Tim,

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

**Rob Thorman P.E.**

Public Works Director

**Phone:** 530-283-6495

**Email:** [RobThorman@countyofplumas.com](mailto:RobThorman@countyofplumas.com)

1834 E Main Street

Quincy, CA 95971

[www.PlumasCounty.us](http://www.PlumasCounty.us)

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---

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

Good Afternoon,

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

Attached is information the Planning Department is reviewing on the proposed project to determine if the application is complete, if the proposed project may have a significant effect on

the environment, and to request recommendations regarding approval or conditions of approval.

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

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

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

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

Thank you for your assistance.

Regards,

**Tim Evans**  
***Senior Planner – Extra Help***



Plumas County Planning Department

P: (530) 283-6207

[timevans@countyofplumas.com](mailto:timevans@countyofplumas.com)

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**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



Date: October 23, 2025

881 First Avenue  
Chester, CA 96020

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

Mr. Evans,

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

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

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

Respectfully,

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

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

---

No Comment

## Michael V. Coelho

**Building Services Director**

**Building Official**



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

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

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**From:** Evans, Tim <[TimEvans@countyofplumas.com](mailto:TimEvans@countyofplumas.com)>  
**Sent:** Friday, September 19, 2025 2:57 PM  
**To:** Evans, Tim <[TimEvans@countyofplumas.com](mailto:TimEvans@countyofplumas.com)>  
**Cc:** Harmon, Amanda <[amandaharmon@countyofplumas.com](mailto:amandaharmon@countyofplumas.com)>; Velazquez, Marco <[marcovelazquez@countyofplumas.com](mailto:marcovelazquez@countyofplumas.com)>  
**Subject:** Preliminary Review and Consultation for Variance V 8-25/26-02; 881 First Avenue, Chester, CA; APN 100-270-006

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Thank you for your assistance.

Regards,

**Tim Evans**

***Senior Planner – Extra Help***



Plumas County Planning Department

P: (530) 283-6207

[timevans@countyofplumas.com](mailto:timevans@countyofplumas.com)

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

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

No comment from Resource Management CAL FIRE.

**Ivan Houser**  
**CAL FIRE**

---

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

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Thank you for your assistance.

Regards,

**Tim Evans**

***Senior Planner – Extra Help***

**Co Logo**



Plumas County Planning Department

P: (530) 283-6207

[timevans@countyofplumas.com](mailto: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

---

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

---

## Central Valley Regional Water Quality Control Board

22 October 2025

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

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

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

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

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

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

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

([https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction/general\\_permit\\_reissuance.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html)).



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

Jerred Ferguson  
Environmental Scientist  
Storm Water & Water Quality Certification Unit

JTF: mr

cc: Amanda Harmon, Plumas County Planning Department, Quincy

# Chester Public Utility District

*P.O. Box 503  
251 Chester Airport Rd.  
Chester, California 96020  
(530) 258-2171 Fax (530) 258-2064  
Office Hours 8:00am-4:30pm*

*I am confirming that the current proposed location for the cell phone tower is the best location at the District's wastewater treatment plant in regard to the District's foreseeable needs. The narrow strip between the treatment points and the designated wetland area is not an option for the District to provide because that area must be kept for potential expansion of wastewater operations. There are also discharge lines to the ponds 7,8,9, and 10 at the perimeter of that strip.*

*Respectfully,*

*Bonnie Mullaney*  
*Bonnie Mullaney,*

*Chester PUD General Manager*

*Dated: 11-19-25*

**RECEIVED**

DEC 02 2025

PC Planning+Building

**EXHIBIT 12**  
**CONDITIONS OF APPROVAL**  
**VARIANCE V 8-25/26-02**  
**TOWERCO LLC AND VERIZON WIRELESS**

**Plumas County Planning Department**

1. The Variance to allow the height increase to 129 feet for the proposed telecommunications facility – specifically, the 129-foot monopole – is approved in conformance with the Variance application and site plan received on August 25, 2025.
2. Pursuant to Plumas County 2035 General Plan Noise Element, Policy 3.1.4, Construction Noise, construction of the project shall occur between the hours of 7 a.m. and 7 p.m., Monday through Friday and 8 a.m. and 5 p.m. on weekends or on federally recognized holidays.
3. A note shall be shown on the project site plan stating the following:

*In the event of an accidental discovery or recognition of any human remains, the Plumas County Sheriff/Coroner shall be notified and construction activities at the affected work site shall be halted. If the coroner determines the remains to be Native American: (1) the Plumas County Sheriff/Coroner shall contact the Native American Heritage Commission (NAHC) within 24-hours, and (2) the NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The treatment and disposition of human remains that might be discovered during excavation shall be in accordance with applicable laws and regulations.*

4. A note shall be shown on the project site plan stating the following:

*In the unlikely event that potentially significant paleontological materials (e.g., fossils) are encountered during construction of the project, all work shall be halted within 50 feet of the paleontological discovery until a qualified paleontologist can visit the site of discovery, assess the significance of the paleontological resource, and provide proper management recommendations. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted. The treatment and disposition of paleontological material that might be discovered during excavation shall be in accordance with applicable laws and regulations.*

5. Pursuant to PCC Sec. 9-2.805(e)(1), the necessary work for the telecommunications facility shall commence within nine (9) months and the work shall be completed within eighteen (18) months.
6. The Variance is to be signed by the property owners and returned within forty (40) days of the date of approval or the permitted Variance will be voided.

**Plumas County Building Department**

7. Applicant shall submit all necessary building permits to the Plumas County Building Department within nine (9) months (October 14, 2026) of the approval of this Variance.