




## ZONING ADMINISTRATOR STAFF REPORT

---

**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  
Special Use Permit  
U 3-24/25-07

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

---

**PLANNING AREA:** N/A

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

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

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

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

**PARCEL SIZE:** 77.58 acres

**SEWAGE:** Chester Public Utility District

**WATER:** Chester Public Utility District

**ELECTRICITY:** Pacific Gas and Electric Company

**FIRE PROTECTION:** Peninsula Fire Protection District

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

**APPLICANTS:** TowerCo LLC and Verizon Wireless

**OWNER:** Chester Public Utility District

---

### PROJECT DESCRIPTION:

On March 6, 2025, Complete Wireless Consulting, Inc., on behalf of TowerCo LLC and Verizon Wireless, applicants, submitted a special use permit application to allow the construction of 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 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.

## PROJECT EVALUATION

The proposed project would include the following:

1. 129-foot monopole, with antennas, remote radio units (RRU), and a microwave dish
2. Supporting equipment such as conduit and cables, three (3) equipment cabinets, 30 kW diesel generator, a 200 gallon fuel tank, and an 8-foot-tall chain link fence with barbed wire along the top
3. Telecommunications facility within a 2,475-square-foot lease area on a 77.58-acre parcel
4. Access provided by a 20-foot-wide Verizon Wireless and TowerCo non-exclusive access and utility easement.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (a), *Setbacks*, the minimum setback from property lines for a telecommunications facility is one (1) foot of setback for every foot in facility height plus an additional twenty-five (25) feet. The proposed monopole is 125 feet tall plus a four (4) foot lightning rod for a total height of 129 feet, requiring a setback from all property lines of 154 feet. Per the overall site plan on page A-1.1, the facility would be located at the following distances from the property lines:

Property Line	Approximate Distance from Property Line to Facility (feet)
Northern	257
Eastern	646
Western	555
Southern	2000

Therefore, the location of the proposed telecommunications facility exceeds the required setback of 154 feet from all property lines.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (b), *Height*, the maximum allowed height for a telecommunications facility located in a residential zoning such as the "R-10" zoning is thirty-five (35) feet. However, PCC Sec. 9-2.4108(b)(2) sets forth that 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 and staff is recommending approval of the variance.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (c), *Location guidelines*, a telecommunications facility shall not be located so as to cause obstruction of currently existing or proposed air navigation operations and only one (1) facility is permitted per parcel. The subject parcel is partially located within Airport Influence Area ("AIA") Safety Compatibility Zone 6 (Traffic Pattern Zone) of Rogers Field Airport (Exhibit 5). Comparing the site plan to the Rogers Field Airport Influence Area map (Exhibit 5), reveals that the proposed site is located outside of Airport Influence Area ("AIA") Safety Compatibility Zone 6. Therefore, the provisions within the Rogers Field Airport Land Use Compatibility Plan does not apply and the proposed telecommunications facility would not cause impacts to air navigation operations.



Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (c), *Location guidelines*, only one (1) telecommunications facility is permitted per parcel. There are no other telecommunications facilities located on the subject property. Therefore, the Code requirement is met.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (e), *Lighting*, all telecommunications facilities shall orient and shield lighting so as to not be intrusive to any residential surrounding areas. Per the equipment plan on page A-1.4 of the plan set (Exhibit 1), lighting is proposed within the facility. A condition of approval serves to address lighting being shielded or oriented such that it does not impact surrounding residential areas.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (f), *Signs*, display of warning and equipment information is allowed, but commercial displays or advertising is not permitted. Per the elevations on page A-3.2 of the plan set (Exhibit 1), site signage is proposed at the gate entrance of the lease area. A condition of approval serves to address the Code requirement.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (g), *Aesthetics*, requires telecommunications facilities, specifically the accessory buildings, to be architecturally similar with existing structures or styles in the surrounding area including colors, textures, and ornamentation. The proposed telecommunications facility does not include the construction of an accessory structure, only ground mounted equipment cabinets. No condition of approval required.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (i), *Vehicle access*, requires the road serving the telecommunications facility, specifically the portion which the applicant controls, to have an unobstructed horizontal traveled surface not less than fourteen (14) feet in width, excluding shoulders, and a minimum unobstructed vertical clearance of fifteen (15) feet. In addition the road shall be able to support a minimum load of 40,000 pounds. Per the site plan on page A-1.2 of the plan set (Exhibit 1), access will be provided to the site by a 20-foot-wide Verizon Wireless and TowerCo LLC non-exclusive access and utility easement granted by Chester Public Utility District in the Memorandum of Ground Lease Agreement (Exhibit 1). Planning staff drove by the site on January 2, 2026, and the access to the site is such that the vertical clearance exceeds the fifteen (15) foot minimum. The project application did not include any information concerning the load limit of the access road. A condition of approval serves to ensure access requirements are met.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (m), *Landscaping*, in residential zones, if visual impacts cannot be avoided, a screen of plant materials shall be utilized to obscure the facility from public view or, if the facility is located on a large, wooded lot, the natural growth and trees shall suffice for the screen. The facility is located within the "R-10" zoning – a residential zone – and is located on a large, wooded lot. Photo simulations (Exhibit 1) from various viewpoints near the subject property were submitted with the application. The photo simulations were provided from three (3) viewpoints in the surrounding area, including one (1) viewpoint from First Avenue. As detailed in the photo simulations (Exhibit 1), 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. It would be possible to see the telecommunications facility in the distance at the correct angle in the gap between the line of trees adjacent to First Avenue. As the visual impact would be minimal, Plumas County Code Sec. 9-2.4108(m) states the landscaping requirement may be reduced or waived. Therefore, staff is supportive of not requiring landscaping for the facility and has recommended a condition of approval to memorialize waiving the landscaping requirement.

Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (n), *Security and fencing*, the facility, including accessory buildings and equipment, shall be secured at all times and have

a security fence of six (6) feet or more in height or other security measures appropriate to the site conditions to prevent access by the public. Per the elevations on page A-3.1 of the plan set (Exhibit 1), the entire lease area will be fenced with an 8-foot chain link fence with barbed wire along the top of the fence. Therefore, the Code requirement is satisfied.

Pursuant to Plumas County Code Sec. 9-2.414, Parking and loading, one (1) parking space for each employee working at one time is required. The facility will be unmanned, except for the occasional maintenance employee to maintain the telecommunication facility. The proposed intermittent maximum of one (1) employee on site requires a total minimum of one (1) parking space. Per the compound plan on page A-1.3 of the plan set (Exhibit 1), one (1) parking space is proposed which meets the Code requirement.

#### **GENERAL PLAN LAND USE:**

The project site has a General Plan Land Use designation (Exhibit 3) of Rural Residential, Agriculture and Grazing, and Lake. The purpose of the Rural Residential, Agriculture and Grazing, and Lake land use designations as set forth in the Plumas County 2035 General Plan are:

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

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

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

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

#### **BACKGROUND:**

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

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

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

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

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

*(iii) A transmission pathway and associated equipment.*

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

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

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

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

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

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

As shown on the FEMA Flood Map (Exhibit 4), the subject property is partially located within Zone "A" Special Flood Hazard Area (100-year Floodplain) and Zone "X" (Outside the 100-year and 500-year Floodplain). Comparing the FEMA Flood Map (Exhibit 6) to the site plan (Exhibit 1) received on August 25, 2025, no development would occur within the Zone "A" Special Flood Hazard Area – all development is proposed within Zone "X" and no conditions of approval are required.

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



## 2035 GENERAL PLAN EVALUATION:

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

Policy	Brief Policy Description	Complies	Staff Comment
Land Use (LU) Element Policy 1.1.1 Future Development	The County shall require future residential, commercial and industrial development to be located adjacent to or within existing Planning Areas; areas identified on Plumas County's General Plan Land Use Maps as Towns, Communities, Rural Areas or Master Planned Communities in order to maintain Plumas County's rural character with compact and walkable communities.	Yes	Although the subject property is not located within a planning area, it is adjacent to the Town of Chester.
Noise (N) Element Policy 3.1.2 Sensitive Land Uses	The County shall identify "noise sensitive areas" including residences, hospitals, convalescent homes, schools, and churches.	Yes	The proposed project is a telecommunications facility, which is not known to cause noise. The site will be unmanned and the loudest part of the proposed project would be as a result of an occasional maintenance vehicle such as a diesel truck. Referring to Figure 21 of the Plumas County 2035 General Plan shows an idling diesel truck at 50 feet would be approximately 85 decibels. Per Figure 22, Community Noise Exposure, of the 2035 General Plan, the conditionally acceptable noise level is 70 decibels for a residential land use – the closest residence is approximately 450 feet to the north. Per the site plan (Exhibit 1), the closest an idling vehicle would be from the closest residence is approximately 450 feet to the north located at 640 Second Avenue, Chester. Therefore, taking noise attenuation into account of 6 decibels per the squaring of distance from the noise source, an idling diesel truck 450 feet from the property line of the closest residence would be less than 2 decibels, which is below the conditionally acceptable noise level set forth in Figure 22 of 70 decibels.
Noise (N) Element Policy 3.1.4 Construction Noise	The County shall seek to limit the potential noise impacts of construction activities on surrounding land uses. The standards outlined below shall apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m.	Yes	A condition of approval (Exhibit 13) serves to address limiting the construction hours for the construction of the proposed telecommunications facility.

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

Policy	Brief Policy Description	Complies	Staff Comment
	Planned roadway alignments and roads serving commercial and industrial parcels shall be paved before issuance of building permits for those parcels. All commercial and industrial parcels shall be served by a structural fire protection entity and shall be within reasonable service distance from existing fire protection facilities and as determined by the appropriate area.		
Conservation and Open Space (COS) Element Policy 7.2.1 Habitat Protection	The County shall protect areas that have significant habitat and wetland values, including riparian corridors, wetlands, grasslands, and creeks and rivers, from incompatible rural development. The County shall also support their protection as a method to provide carbon sequestration for GHG emissions under applicable State programs.	Yes	In the proposed location within the "R-10" zoning, the proposed project would be located outside of the wetlands located on the property (Exhibit 1) and would not impact the wetlands.
Conservation and Open Space (COS) Element Policy 7.2.13 Biological Resource Maps	The County shall maintain and consult biological resource maps during the discretionary permit review process in order to identify habitat concerns and guide mitigations that will reduce biological resource impacts.	Yes	Figure 4.11-2, Important Species Habitat Locations, of the draft Environmental Impact Report for the 2035 General Plan was reviewed. No biological resources were identified or known to exist on the property according to the map.
Conservation and Open Space (COS) Element Policy 7.5.5 Assessment of Impacts to Cultural and Historical Resources	The County shall encourage cultural resource preservation and ensure that new development does not adversely impact important resources.	Yes	A condition of approval (Exhibit 13) 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 13) 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 U 3-24/25-07 and Variance V 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. As the visual impact would be minimal, Plumas County Code Sec. 9-2.4108(m) states the landscaping requirement may be reduced or waived. Therefore, staff is supportive of not requiring landscaping for the facility and has recommended a condition of approval to memorialize waiving the landscaping requirement.



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 the Draft Environmental Impact Report 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 public 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 Building Department
2. California Department of Transportation, Aeronautics
3. California Regional Water Quality Control Board
4. California Department of Forestry and Fire Protection
5. U.S. Army Corps of Engineers
6. U.S. Fish and Wildlife Service
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 Public Works Department (Exhibit 7):**

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

*No condition of approval required.*

- 2. Plumas County Environmental Health (Exhibit 8):**

*"No comments."*

No conditions of approval required.

**3. Peninsula Fire Protection District (Exhibit 9):**

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

No condition of approval required.

**4. Plumas County Engineering (Exhibit 10):**

*"No comments from Engineering on this project."*

No condition of approval required.

**5. Chester Public Utility District (Exhibit 11):**

*"No comment."*

No condition of approval required.

**6. California Department of Fish and Wildlife (CDFW) (Exhibit 12):**

***"Comment 1: Migratory Birds and Birds of Prey***

*Issue: This project is adjacent to suitable nesting and foraging habitat for raptors and migratory birds, and the provided project plans reflect the intent to remove up to three pine trees. The California Natural Diversity Database (CNDDB) shows multiple records of Osprey, (Pandion haliaetus), American Goshawk (Astur atricapillus) and Bald Eagles (Haliaeetus leucocephalus) within three miles of the project area, all are tree nesting species that may be impacted by project activities including direct take from tree removal. Bald Eagles are a fully protected species under fish and game code 3511, and covered by the federal Bald and Golden Eagle Protection Act. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) (16 U.S.C., §§ 703-712). CDFW implemented the MBTA by adopting the Fish & G. Code section 3513. Fish & G. Code sections 3503, 3503.5 and 3800 provide additional protection to nongame birds, birds of prey, their nests and eggs. There are currently no measures attached to this project to avoid impacts to Bald Eagles and reduce impact to less than significant for migratory birds and raptors*

*Recommendation: CDFW recommends the environmental document include the following measures:*

*If project-related activities are scheduled between February 1 to August 31 (the typical nesting season), a focused survey for nests shall be conducted by a qualified biologist within three (3) calendar days prior to the beginning of project-related activities. The qualified biologist shall survey a minimum radius of 500-feet for migratory birds and 1/2-mile for raptors around the project area that can be accessed by Permittee. The results of the survey shall be provided to Plumas County Planning Department upon completion. If no active nests are found, project activities may proceed as scheduled.*

*If an active nest is found, active nests should be avoided, and a no disturbance or destruction buffer shall be determined and established by a qualified biologist. The buffer shall be kept in place until after the breeding nesting season or the qualified biologist confirms the young have fledged, are foraging independently, and the nest is no longer active for the season. The extent of these buffers shall be determined by the qualified biologist and will depend on the species present,*

*the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. The qualified biologist shall regularly monitor the nest and shall have stop work authority if construction activities are having an adverse impact on the nest.*

*If a fully protected species or otherwise listed species is determined to be present on or within ½ mile of the work area, a qualified biologist shall develop an avoidance plan, using the best available science, in consultation with the USFWS and/or CDFW to ensure impact to the species are avoided prior to the initiation of construction activities. Any measures recommended or required by those agencies shall be incorporated into the project design.*

*If a lapse in project-related work of fourteen (14) calendar days or longer occurs, the qualified Biologist shall complete another focused survey before project work can be reinitiated.*

*It is the project proponent's responsibility to comply with Fish and Game Code Sections 3503, 3503.5, and 3513, regardless of the time of year. This Agreement does not authorize take of birds, their nests, or their eggs.*

**Comment 2: Protection of Rare Plants:**

*Issue: CNDDDB records show occurrences of CNPS ranked 1B.3 and 2B plants within the project area and adjacent properties. CEQA guidelines require impacts to rare species be analyzed. The environmental document contains no analysis of potential impacts to California Rare Plants that may be present within the project area.*

*Recommendation: CDFW recommends special-status plant species surveys be conducted by a qualified biologist in accordance with the field methodology portion of the "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW, March 20, 2018)." These surveys should occur across the appropriate blooming times for the special-status plant species with potential to be present in the project area, prior to the start of project activities. If any special-status plant species are present and will be affected by the project, adequate avoidance measures, such as avoidance buffers, should be developed and incorporated into the environmental document.*

**Comment 3: Streambed Alteration Notification**

*Issue: The project location is adjacent to an unnamed tributary to Lake Almanor. The environmental document should identify all the areas under CDFW's jurisdiction per section 1602 of the Fish & G. Code. These areas include all perennial, intermittent, and ephemeral rivers, streams, and lakes, including ponds and drainages, in the State and any habitats supported by these features such as lake shorelines and riparian habitats. If these jurisdictional features are found within the Project limits or its vicinity, the environmental document should identify any potential impacts to these resources. The environmental document should include a delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed Project including an estimate of impact to each habitat type. Please note that the CDFW definition of wetlands as well as extent of the jurisdictional areas differ from other agencies such as the U.S. Army Corps of Engineers or the Regional Water Quality Control Board. The environmental document should identify the different jurisdictional areas present within the Project limits under each agency.*



*Recommendation: If project activities will impact the bed, bank, or channel of this stream, or deposit materials where it may pass into the stream the project applicant is required to notify CDFW under Fish and Game Code 1602. Further information on CDFW's Streambed Alteration Program and our online permitting portal can be found at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>."*

Concerning Comment 1, Migratory Birds and Birds of Prey, the comment included a recommendation of nesting surveys. The applicant clearly indicated in the public hearing on November 6, 2025, that no trees are being removed. Additionally, the location of the proposed telecommunications tower is in an open, cleared area on the parcel that is regularly disturbed by CPUD staff for the operation of the wastewater treatment facility. Therefore, there would be no impact to migratory bird species and no condition of approval is required.

In regards to Comment 2, Protection of Rare Plants, the comment included a recommendation for special-status plant species surveys to be completed. While there may be the possibility of special-status plant species existing on the property, the location for the proposed telecommunications facility is in a vacant, cleared area of the parcel that is regularly disturbed by CPUD staff and would not require removal of plant species. Therefore, no condition of approval is required.

As for Comment 3, Streambed Alteration Notification, the location of the project on the subject parcel has been chosen such that it would not impact any watercourses or wetlands. Therefore, no condition of approval is required.

#### **APPROVALS REQUIRED:**

##### ***Plumas County***

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

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

#### **RECOMMENDED ACTIONS:**

Staff recommends the Zoning Administrator take the following actions:

**I. Environmental Determination – Find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3) making findings A and B**, as the preliminary review did not reveal any potentially significant impacts for a telecommunication facility use. The special use permit as enacted by the conditions of approval and applicable building codes, serves to prevent material damage to adjacent properties and to provide suitable safeguards to ensure environmental compatibility with the surrounding area.

- A) There is no substantial evidence in the whole record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment; and
- B) The custodian and location 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 the Special Use Permit (U 3-24/25-07) subject to the conditions of approval outlined in Exhibit 13 along with the following findings (A through F):**

- A) The project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms to applicable State and County codes.
- B) The project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community.
- C) The project is economically compatible with the surrounding area because the use will not interfere with the economic use of properties in the vicinity in conformance with zoning requirements adopted for the promotion of the public health, safety, and general welfare.
- D) The project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a special use permit and site development permit.
- E) The project will not be detrimental to the health, safety, and welfare of persons residing in the vicinity of the use.
- F) The project is appropriate for the site, general surroundings, and environmental setting.

**APPEAL PROCESS:**

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

**EXHIBITS:**

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

12. Comment from Claire Bryant, Environmental Scientist, California Department of Fish and Wildlife,  
Dated November 7, 2025

13. Conditions of Approval

**DEPARTMENTAL USE ONLY**

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

**DEVELOPMENT PERMIT APPLICATION****SPECIAL USE PERMIT****Instructions to applicant(s):**

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

**A. Applicant (s)**

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

Mailing Address 2009 V Street, Sacramento, CA 95818

Telephone (916) 838-6713

Email sproo@completewireless.net

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

**B. Owner (s)**

Name Chester Public Utility District. Attn: Adam Cox

Mailing Address 251 Chester Airport Rd, Chester, CA 96020

Telephone (209) 631-3803

Email \_\_\_\_\_

**C. Property**

Street Address 881 First Avenue, Chester, CA 96020

Nearest town Chester

Assessors Parcel Number(s) 100-270-006

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

**D. Use Applied For**

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

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

### E. Description of Proposed Use

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

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

### F. Applicant's Statement of Justification

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

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

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

### G. Plot Plan

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

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

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

I certify that the information provided is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided hereon.

Steve Proo  
Signature

05/19/2025  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



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

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

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

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

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

3. The "Project Overview" section on page 4 of the Packet states the following:  
"The subject Chester Utility District owned parcel comprises 77.8 acres and is accessible from JS<sup>1</sup> Ave. Adjacent to the proposed compound, there will be a parking space and vehicle turnaround. The surrounding parcels are zoned as the following: North, R (residential), East, L (lake), South, GA, West is dual zones LI (light industrial) and Rec-OS (recreation open space)."  
The acreage called out as 77.8 acres is incorrect. Per Record of Survey 15RS68 shows the parcel acreage as 77.13 acres.  
The zoning called out for the surrounding parcels in the paragraph above is incorrect. The zoning to the north is Single-Family Residential ("7-R") and Periphery Commercial ("C-2"); to the east is zoned Lake ("L"); to the west is zoned Light Industrial ("I-2"), Recreation-Open Space ("Rec-OS"), and Single-

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

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

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

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

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

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

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

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

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

Respectfully

*Steve Proo*

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



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

Site Name: Chester High

Site Address: 881 First Ave, Chester, CA 96020

APN: 100-270-006

June 17, 2025

Applicant Agent:

Steve Proo / Complete Wireless Consulting

2009 V Street,

Sacramento, CA 95818

916-838-6713

[sproo@completewireless.net](mailto:sproo@completewireless.net)

## Table of Contents

General Information .....	3
Project Overview .....	4
Coverage Needs .....	4
Site Selection .....	7
Project Coverage .....	10
Applicable Regulations .....	11
General Agricultural, Article 31, Section 9-2. 3102.(b) .....	11
Special Use Permit, Article 6, Section 9-2.602. (a) (1-2) .....	12
Telecommunication, Article 41, Section 9-2. 41097-4108 .....	13
Additional Information .....	21

## Exhibits

- |                                   |                               |
|-----------------------------------|-------------------------------|
| 1. Development Permit Application | 6. Photo Simulations          |
| 2. Letter of Authorization        | 7. Acoustic Report            |
| 3. MOU                            | 8. Coverage Maps              |
| 4. Payment Information            | 9. Alternative Sites Analysis |
| 5. Radio Frequency Report         | 10. Site Plans                |



### **General Information**

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

Site Address: 881 First Ave, Chester, CA 96020

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

APN #: 100-270-006

Coordinates: 40.301952, -121.224928

Parcel Area: 77.13 Acres

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

Request: Special Use Permit for a new wireless telecommunications facility

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

Contact: Steve Proo  
916-838-6713  
[sproo@completewireless.net](mailto:sproo@completewireless.net)

### **Project Overview**

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

Verizon Wireless and TowerCo propose constructing a 129-foot-tall monopole tower within a 70' x 45' fenced communication compound. Verizon's proposed equipment cabinets and an emergency backup generator will be placed on a concrete pad within the fenced compound. A total of nine antennas and one microwave dish will be installed. The tower will be designed to accommodate a minimum of three future wireless carriers to collocate onto. The 129' monopole will be of a non-reflective galvanized gray color. See Exhibit 10 for all equipment specifications.

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

### **Coverage Needs and Site Selection**

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

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

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

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

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



### Current Coverage

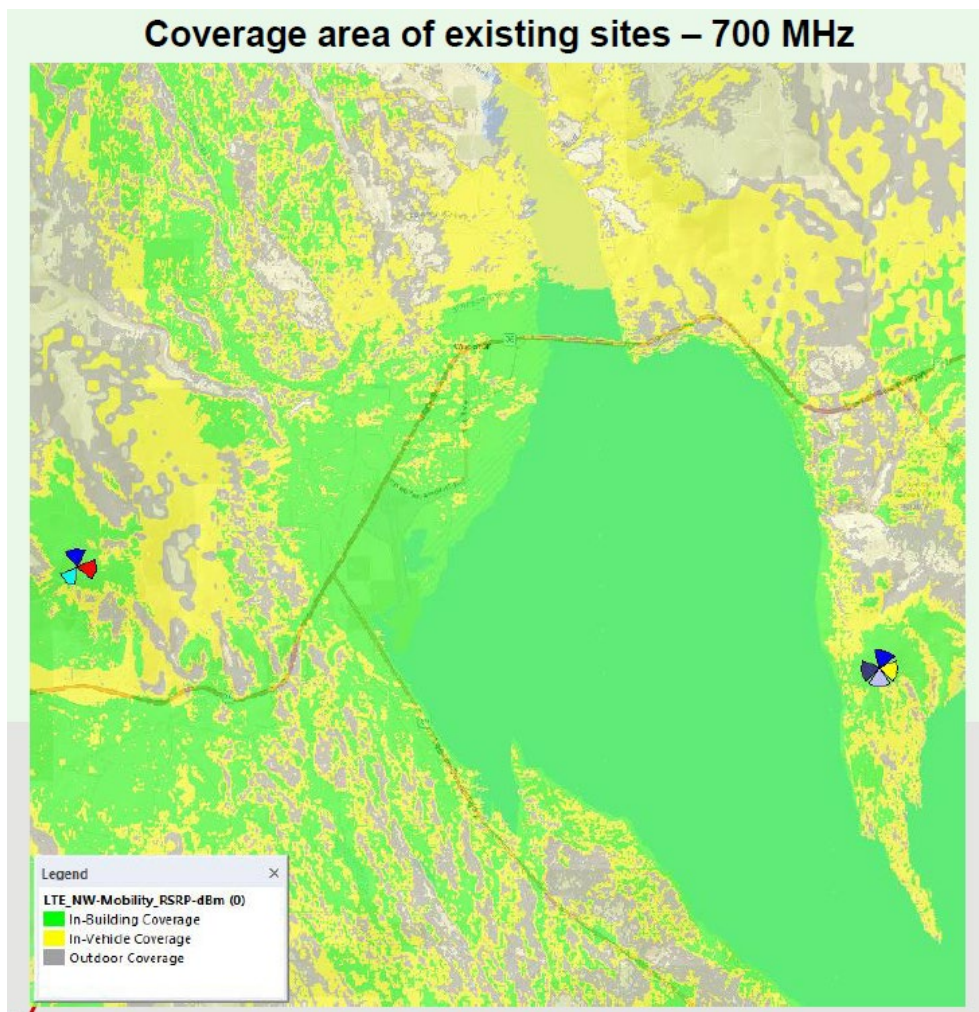
To analyze network design, Verizon Wireless uses a proprietary Radio Frequency prediction tool to predict the signal strength and analyze our network design. The colors represent the Reference Signal Received Power (RSRP), which measures signal strength and quality.

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

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

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

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



### Site Selection

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



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

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

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

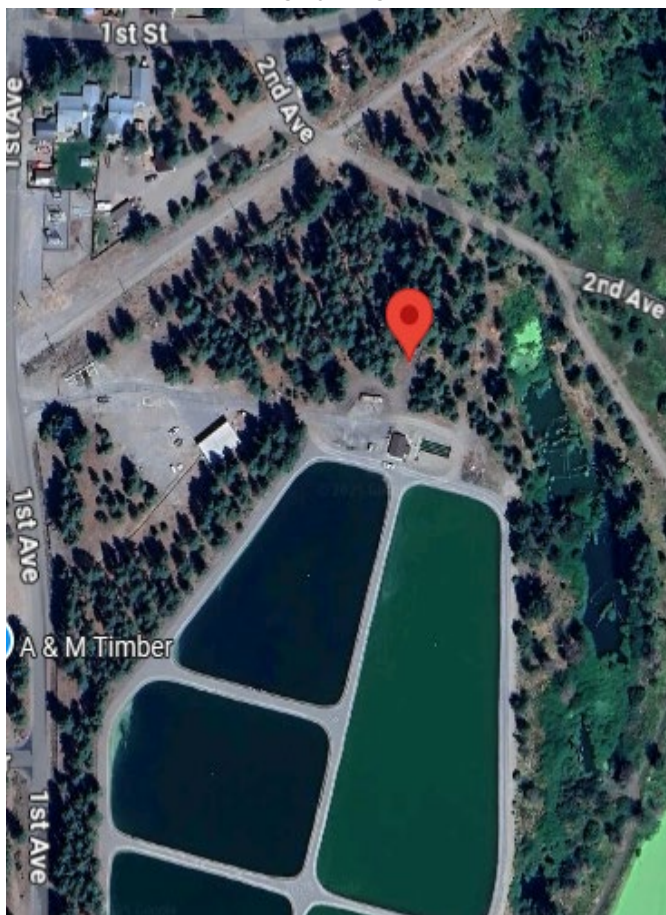
To mitigate environmental impact and ensure compliance with conservation guidelines, the applicant intends to proceed with development in the R-10 zoned portion of the parcel. Additionally, the applicant will apply for a variance in accordance with Section 9-2.4108(b)(2) to accommodate the project within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

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

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



**Proposed Site Location  
Aerial View:**



**Street Access View from First Ave.**

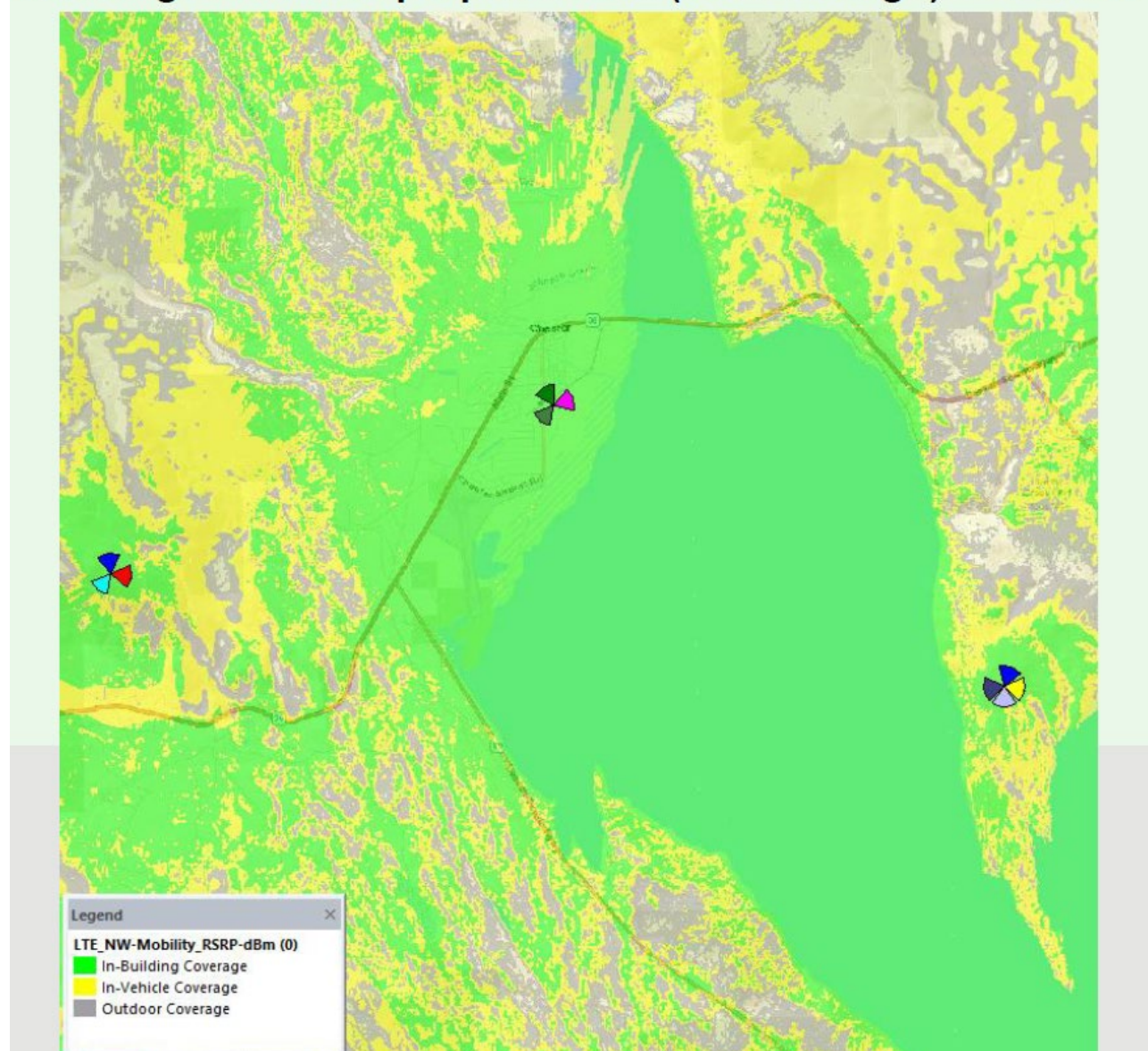




### Projected Coverage

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

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



### **Applicable Regulations**

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

### **Article 31 General Agricultural Zone Requirements:**

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

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

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

#### Sec. 9-2.3103. Height:

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

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

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

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

#### Sec. 9-2.3105. Yards

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

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

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

Sec. 9-2.3106. - Parking and loading

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

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

Sec. 9-2.3107. - Signs

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

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

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

**Article 6, Special Use Permit Requirements:**

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

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

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

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

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

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

## **Article 41. – Telecommunications requirements**

Sec. 9-2.4107(a)(1)(i)—(a)(1)(viii).

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

(1) *Zoning clearance certificate requirements:*

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

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

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

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

(v) Facility plans which include:

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

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

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

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

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

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

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



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

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

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

*Response: This section does not apply.*

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

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

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

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

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

(b) *Fees.*

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

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

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

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

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

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

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

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

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

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

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

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

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

*Response: The applicant shall comply with the above requirements.*

Sec. 9-2.4108. General requirements.

(a) *Setbacks.*

(1) The minimum setback from property lines, or if property line is in the middle of a roadway, the edge of the roadway, for all telecommunications facilities is one foot of setback for every foot in facility height plus an additional twenty-five (25') feet. For example, a tower with a height of 100 feet shall have a minimum setback of 100 feet plus twenty-five (25') feet for a total setback from the property lines, or edge or roadway if applicable, of 125 feet.

(2) Accessory building(s) shall be set back from property lines according to the required setbacks of the primary zone.

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

(3) *Reduced setbacks.*

(i) In the agriculture zones (AP, GA), the Zoning Administrator may approve a reduced setback requirement if:

(aa) The telecommunications facility is located adjacent to an existing structure such as a barn, other existing facility, or to a proposed accessory structure aesthetically and architecturally compatible with the surrounding environment, thereby allowing the telecommunications facility to blend with the surrounding area; or

(ab) Adjacent property owners consent in writing to a reduced distance, no less than the minimum setback required in the underlying zone.

(ii) Setbacks for telecommunications facilities within a non-residential zone and located within 500 feet of a residential zone, legally established residential dwelling, airport, or airstrip may have setbacks reduced with a variance if the Zoning Administrator finds that:

(aa) Setback distances for the facility are greater than or equal to setbacks for structures in the underlying zone.

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

(ac) The facility is not located within 500 feet of any building or feature located on a local or state historic or cultural significance list unless the design of the facility will not adversely impact the historic or cultural significance of such feature.

(ad) The facility does not present any impacts to the safety, health, and welfare of the public.

(ae) Reduced setback(s) would not interfere with other standards or requirements set forth in Title 9 of this Code.

(af) The facility and accessory building(s) are designed to be aesthetically and architecturally compatible with the surrounding environment. For example, the facility incorporates stealth techniques, such as screening, concealment, or camouflaging.

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

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

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

(b) Height.

(1) The maximum height for telecommunications facilities in all zones shall be 200 feet. Towers located within military training routes (MTR) shall have a height no greater than 150 feet. Additional height may be approved by the Planning Director based upon justifiable need and consent from the military within MTR. A variance application may be required for additional height.

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

(2) Facilities proposed in residential zones and not meeting the exemption set forth in subsection 9-2.4105(i), may not exceed thirty-five (35') feet in height. Height requirements may be increased through the approval of a variance. The Zoning Administrator shall make the following findings from the proof supplied by the applicant to approve the variance:

(i) Site is the least intrusive; and

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

(3) The height for any facility shall be the minimum required to meet the technical requirements of the proposed facility.

(4) A roof-mounted telecommunications facility shall be no more than fifteen (15') feet taller than the roof of the structure on which it is mounted. Height requirements may be increased through the approval of a variance. The Zoning Administrator shall make the following findings from the proof supplied by the applicant to approve the variance:

(i) Site is the least intrusive; and

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

(5) A two-way radio antenna or television receiving antenna are subject to the maximum height requirement for the zone or no greater than fifty (50') feet.



(6) An amateur radio system, also known as HAM radio system, is subject to a maximum height of seventy (70') feet. Height requirements may be increased through the approval of a variance. The Zoning Administrator shall make the following finding from the proof supplied by the applicant to approve the variance:

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

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

(c) Location guidelines.

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

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

(d) Building and electrical codes.

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

*Response: The applicant will obey all electrical building codes.*

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

(f) Signs. Telecommunications facilities are permitted to display warning and equipment information signs. Commercial displays or advertising of any

kind on any portion of the facility or accessory building(s) shall not be permitted.

(g) Aesthetics. In residential zones, reasonable efforts shall be made to create a telecommunications facility with accessory buildings, whether new or co-located, that are architecturally similar with existing structures or styles in the surrounding area including colors, textures, and ornamentation.

(h) Deed restrictions. The installation of a facility shall not violate any existing deed restrictions.

(i) Vehicle access. Per Plumas County Code subsections 9-4.501(b)—(d), all facilities shall have a road, the portion of which that is under the control of the applicant, with an unobstructed horizontal traveled surface not less than fourteen (14') feet in width, excluding shoulders, and a minimum unobstructed vertical clearance of fifteen (15') feet. All such roads shall be capable of supporting a minimum load of 40,000 pounds and all culverts, bridges, and other appurtenant structures which supplement the roadway bed or shoulders shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250 and 35550 through 35796. Applicant shall provide engineering specifications to support design, if requested by the County Engineer. Federal lands shall be exempt from this subdivision.

(j) Accessory equipment storage. All telecommunications facilities and accessory buildings shall be used to store accessory equipment and supplies necessary for the support of the facility. Only in emergency cases may accessory equipment or vehicles be stored outdoors

(k) Federal and State regulations.

(1) All facilities are subject to current regulations set forth by the FAA, the FCC, and all state and federal agencies with authority over telecommunications facilities.

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

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

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

(l) Emissions.

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

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

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

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

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

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

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

(1) In residential zones, maintenance hours shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Saturday, excluding emergency repairs.

(2) In the case of failure or malfunction of an antenna structure identification or warning light system, all reporting and corrective work shall be accomplished in accordance with the then-current requirements established by the FAA.

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

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

Sec. 9-2.4109. - Facility design standards.

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

**Additional Information**

**Maintenance and Operation.**

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

**Emergency Stand-by Generator**

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

**Lighting**

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

**Construction Schedule**

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

**Notice of Actions Affecting This Development Permit**

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



To Whom It May Concern:

**Complete Wireless Consulting, Inc.** employees are authorized to represent The Towers, LLC regarding the development of wireless communication sites and negotiation of real property agreements. This includes making municipal submittals as our authorized agent.

Should you have any questions, I can be reached at 518-330-4147.

Thank you,

A handwritten signature in blue ink, appearing to read 'John L. Stevens', is positioned above the printed name.

John Stevens  
Vice President, Development  
Towers, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487  
518-330-4147



Site Name: Chester High

## **LETTER OF AUTHORIZATION**

**This authorization is not a commitment of any kind.** All land-use approvals obtained will be subject to the successful completion of lease negotiations and the approval of site configuration by an authorized representative.

In order to determine the viability and permit the use of a wireless antenna facility on the real property ("Property") at the address stated below, the undersigned authority hereby grants, consents, and agrees with Verizon Wireless as follows:

1. Entry. Owner or authorized agent consents that approved Verizon Wireless representatives may enter upon the Property to conduct and perform the following permitted activities upon at least 24 hour notice to Owner: boundary and positioning surveys, radio propagation studies, soils boring/report, power and telephone existing service capacity, subsurface boring tests, an environmental site assessment, visual inspections of the Property, and other activities as Verizon Wireless may deem necessary. Verizon Wireless agrees to be responsible for all costs related to these surveys and investigations.

2. Filings. Owner or authorized agent consents that Verizon Wireless may make and file applications for the proposed wireless antenna facility on the Property to such local, state and federal governmental entities whose approval may be necessary for this type of use. Submittals and approvals include zoning applications, variances, land use descriptions, and other submittals necessary for this type of use. Verizon Wireless agrees to be responsible for all costs related to the governmental approvals for this project.

3. Telco. Owner or authorized agent consents that Verizon Wireless may order, coordinate, and install upgraded telephone connectivity to the site. Verizon Wireless agrees to be responsible for any and all costs related to this installation. Owner or authorized agent understands that the upgrade of telephone connectivity does not constitute construction start.

Authorized Signature:



Print Name:

Adam Cox

Title:

General Manager

Company (if applicable):

Chester Public Utility District

Phone number:

530-258-2171

Dated:

01-07-2025

Assessor's Parcel Number:

100-270-006-000

Property Address:

881 First Avenue, Chester, CA 96020

assigning, selling or otherwise transferring the Lease in whole or in part and Lessor is prohibited from granting any third party an easement or other real property interest in the Premises.

5. Pursuant to the Lease, Lessee has a right of first refusal to meet any bona fide offers for (i) any sale or transfers of the Land, and any (ii) grant from Lessor to a third party by easement or other legal instrument of an interest in and to any portion of the Land, the Premises or the Lease for any purpose relating to operating and maintaining communications facilities or the management thereof, with or without an assignment of the Lease to such third party, including but not limited to assignments of any right to the rent or rental stream associated with the Lease.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Memorandum under seal as of the dates set forth in the respective acknowledgements.

**LESSOR:**

**CHESTER PUBLIC UTILITY DISTRICT**, a California Special District

By: KIM GREEN  
Name: Kimberly Green  
Title: BOARD CHAIR, CPUD  
Date: 11/21/24

**ACKNOWLEDGMENT**

A notary public or other office completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

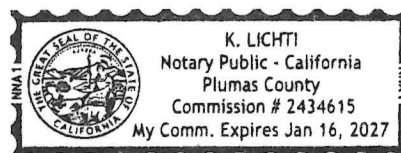
State of California                    )  
County of Plumas                    )

On November 21, 2024 before me, K. Lichti, Notary  
(here insert name and title of officer),  
personally appeared Kimberly Green Board Chair CPUD (name and title)  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


K. Lichti  
Notary Public  
Print Name K. Lichti  
My commission expires: 1-16-2027



(seal)

**LESSEE:**

**TOWERCO VI, LLC**, a Delaware limited liability company

By:   
Name: Mike Smith  
Title: CFO  
Date: 12/10/24

**ACKNOWLEDGMENT**

A notary public or other office completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

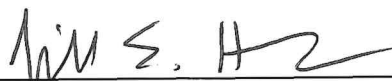
State of North Carolina       )  
County of Wake                )

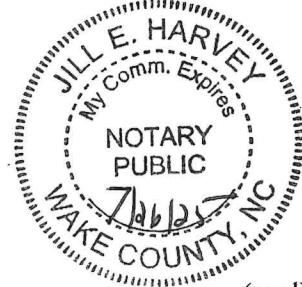
On December 10, 2024 before me, Jill E. Harvey, Notary Public  
(here insert name and title of officer),

personally appeared Mike Smith, CFO of TowerCo VI, LLC, a Delaware limited liability company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of North Carolina that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public  
Print Name Jill E. Harvey  
My commission expires: 7/26/2025



(seal)



**EXHIBIT A**  
**DESCRIPTION OF LAND**

The Land is described and/or depicted as follows:

Legal Description as set forth in Deed Book 707, Page 737:

Description of property owned by Pacific Gas and Electric Company, and offered to be purchased by the Chester Public Utility District for their wastewater treatment plant expansion and for the benefit of the general public.

All that certain real property situate in the County of Plumas, State of California, being a portion of the East one-half of the West one-half of Section 8, T. 28N., R. 7E., N.D.B. & M., more particularly described as follows:

All that portion of Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of said Section 8, T. 28N., R. 7E., M.D.B. & M. lying below and contiguous to the 4,500 foot contour line (P.G. & E. datum) of Lake Almanor.

Legal Description as set forth in Deed Book 44, Page 1:

All that portion of the East Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 8, Township 28 North, Range 7 East, M. D. B. & M., lying southerly of the railroad property conveyed to Grand Ronde Pine Company by deed dated September 16, 1941, and above the 4,500 foot contour line of Lake Almanor.

Parcel No. 100-270-006-000

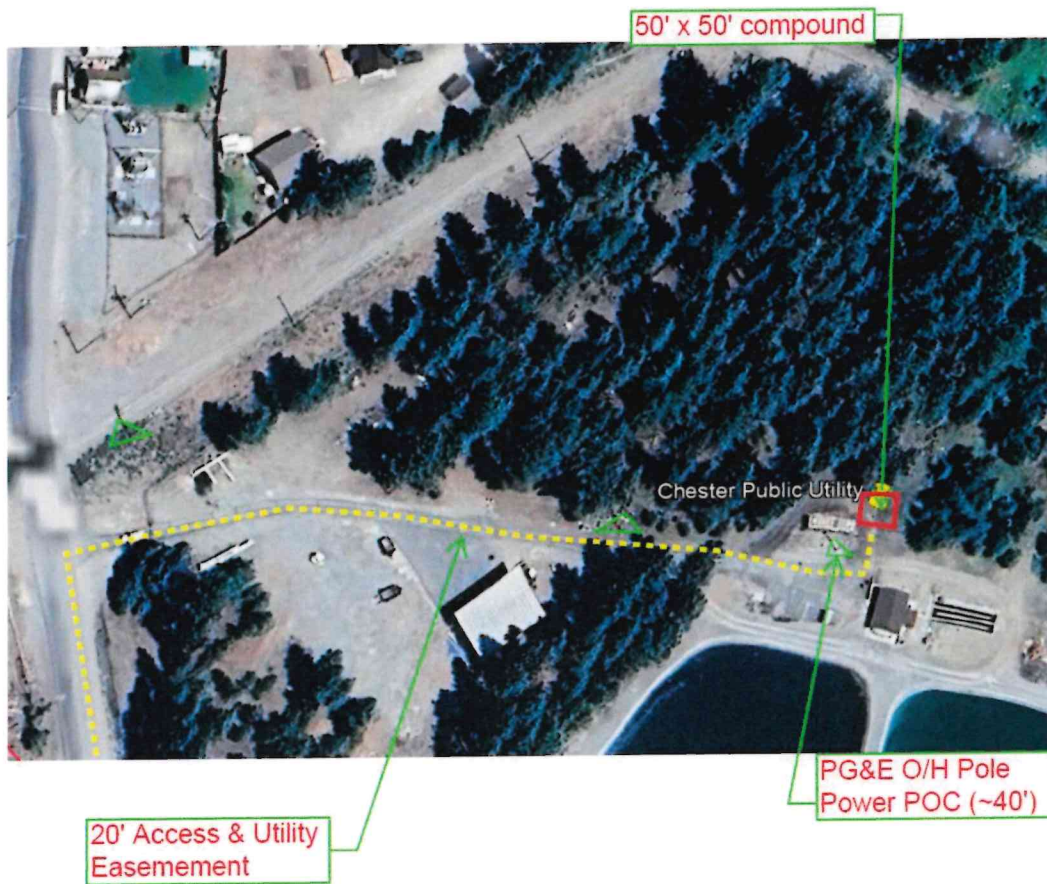
**EXHIBIT B**  
**DESCRIPTION OR DEPICTION OF PREMISES**

An approximately 50' x 50' (2,500) square foot tract of land, together with easements for ingress, egress and utilities described or depicted as follows. Exact legal description to be determined by survey.

(see attached)

**Note:** At Lessee's option, Lessee may replace this Exhibit with an exhibit setting forth the legal description of the Premises, or an as-built drawing depicting the site. Any visual or textual representation of the Improvements (as defined in the Lease) and facilities is illustrative only, and does not limit the rights of Lessee as provided for in the Lease. Without limiting the generality of the foregoing:

1. The Premises may be setback from the boundaries of Lessor's property as required by the applicable governmental authorities.
2. The access road's width may be modified as required by governmental authorities, including police and fire departments.
3. The locations of any access and utility easements are illustrative only. Actual locations may be determined by Lessee and/or the servicing utility company in compliance with local laws and regulations.





7820 Innovation Boulevard, Suite 250, Indianapolis, IN 46278 | Customer Service: 1-888-604-7888

## Payment Confirmation

Your successful payment to AllPaid constitutes payment to the Payment Destination(s) and discharges your obligation to pay the Payment Destination(s) below in the amount specified by "Payment Amount" for the following matter(s). Your next statement will display this transaction as ALLPAID\* followed by the name of the paid party. Contact AllPaid at 1-888-604-7888 with any questions about the processing of this payment.

## Transaction Information

Status:  
Approved

Please take a moment to give us feedback on your payment experience by clicking [HERE](#).

APD Reference #:  
TX\_16890671

Date:  
03/05/2025 10:32 AM PST

Approval #:  
005602

Pay Amount:  
\$1,301.00

Service Fee:  
\$47.25

Total Amount:  
\$1,348.25

## Payment Information

Name:  
Steve Proo

File #:  
Special Use Permit

Payment Amount:  
\$1,301.00

## Billing Information

 Ending in 0618  
Steve Proo  
2009 V Street  
Sacramento, CA 95818  
US  
(916) 838-6713  
sproo@completewireless.net

Please take a moment to give us feedback on your payment experience by clicking [HERE](#).



# 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**

## Table of Contents

Executive summary .....	3
1. Site Description .....	5
2. Worst-Case Predictive Modeling .....	6
Compliance simulation software.....	6
Modeling Results.....	6
3. Mitigation/Site Control Options.....	8
4. Summary and Conclusions .....	9
5. Limitations .....	10
Appendix A – Certifications.....	11
Appendix B – Radio Frequency Electromagnetic Energy Safety Information and Signage Plans	
14	
a. Site Mitigation Diagram (Signage/Barriers) .....	18
Appendix C – Federal Communications Commission (FCC) Requirements .....	20

# 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.

.

## 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:



---

sealed 14feb2025

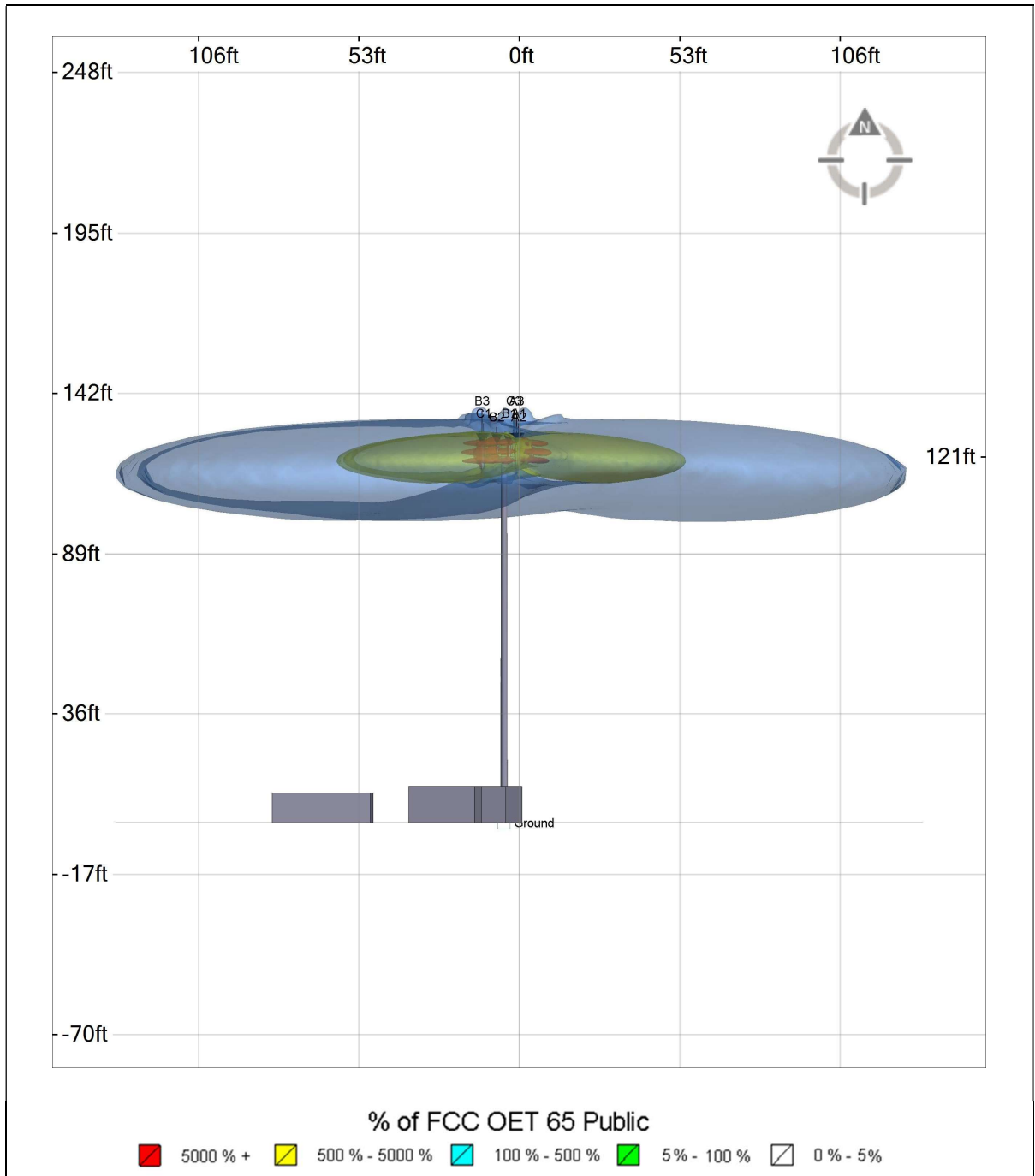
Michael McGuire  
Electrical Engineer  
[mike@h2dc.com](mailto:mike@h2dc.com)

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.

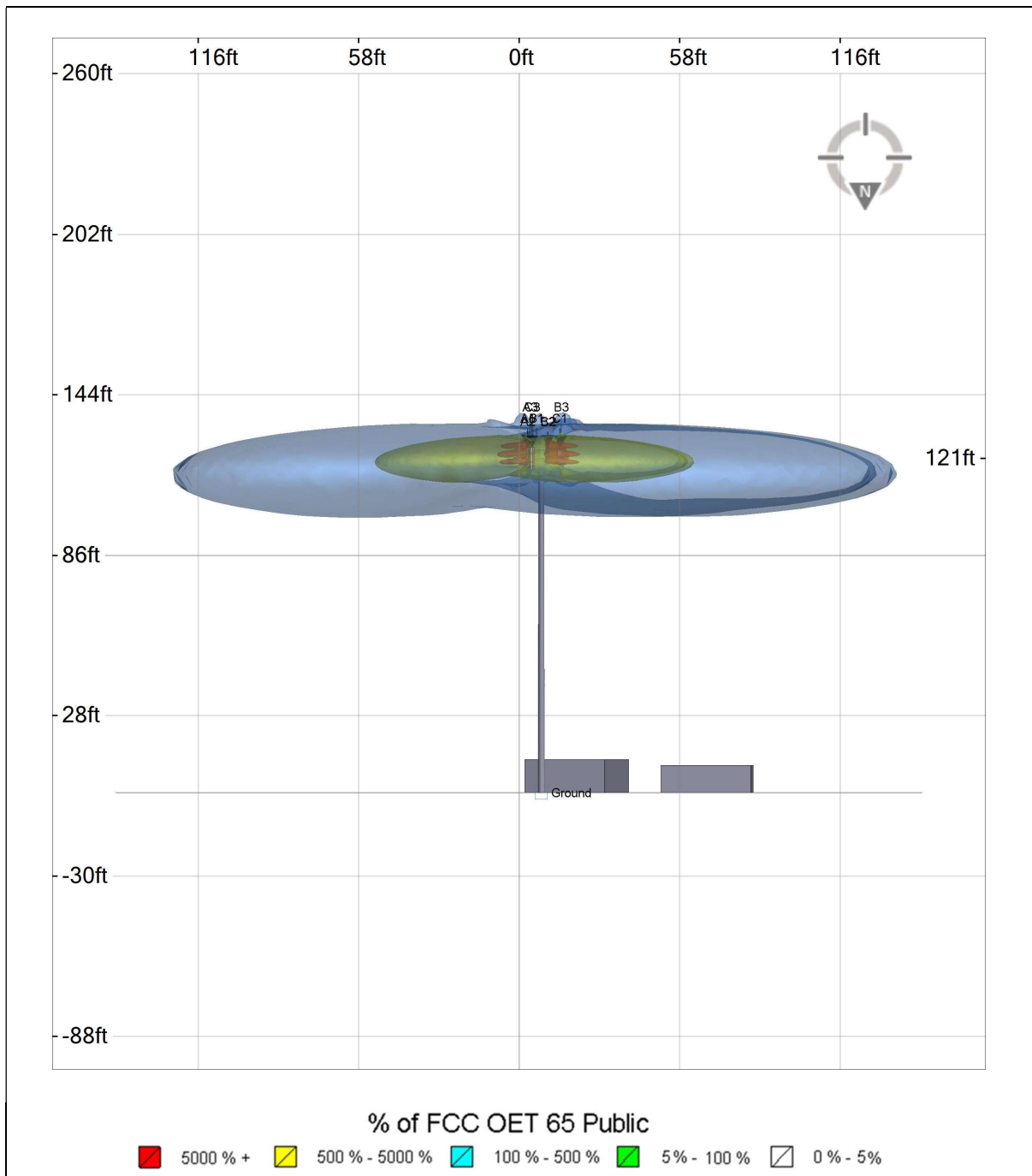
## **Appendix B – Radio Frequency Electromagnetic Energy Safety Information and Signage Plans**



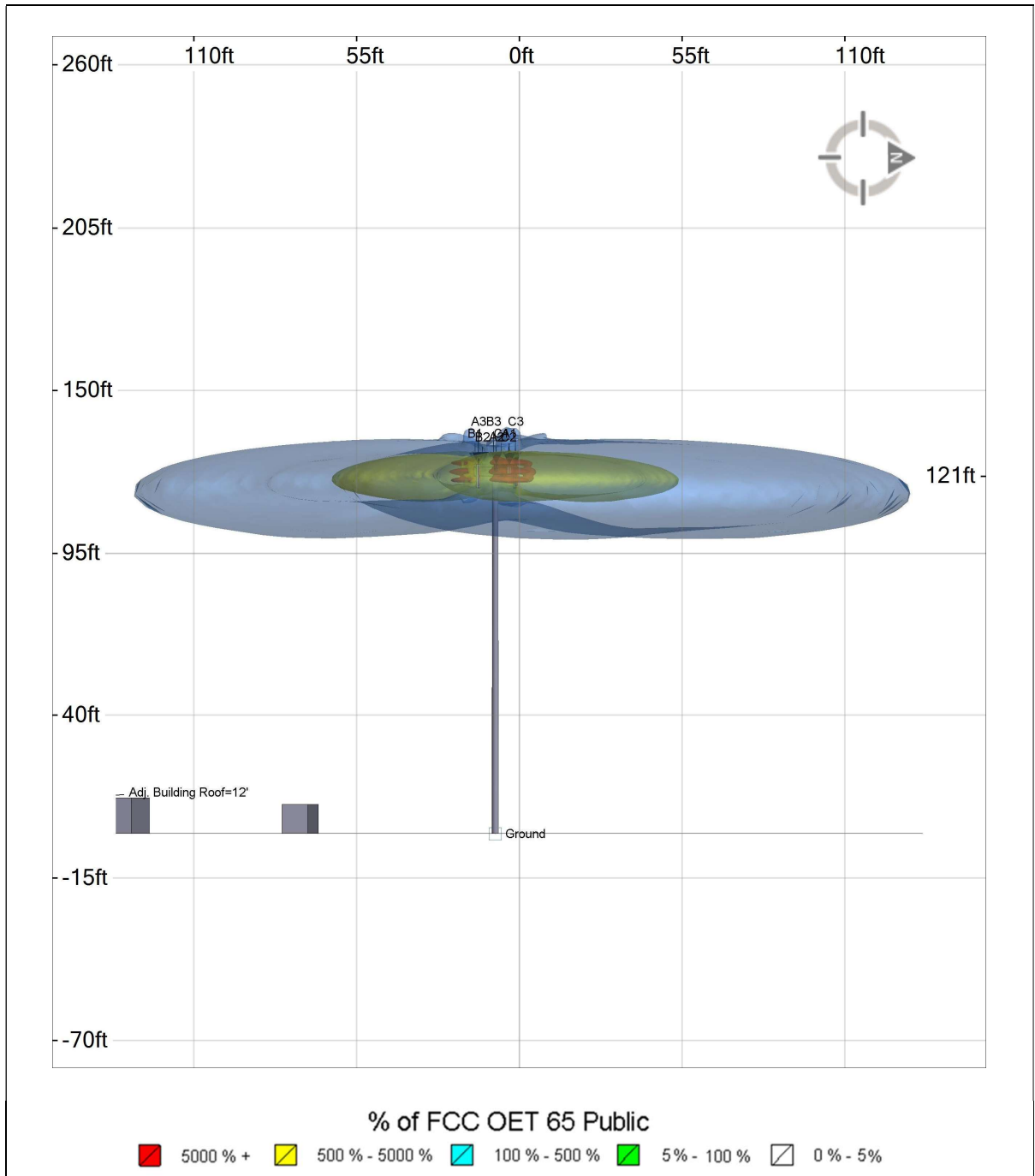
## North Elevation View



## South Elevation View








## East Elevation View



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

## Signage Diagram


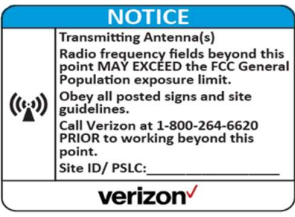




Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post at every point of access to the site in a manner conspicuous to all individuals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

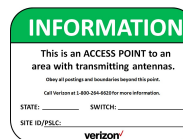
Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of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

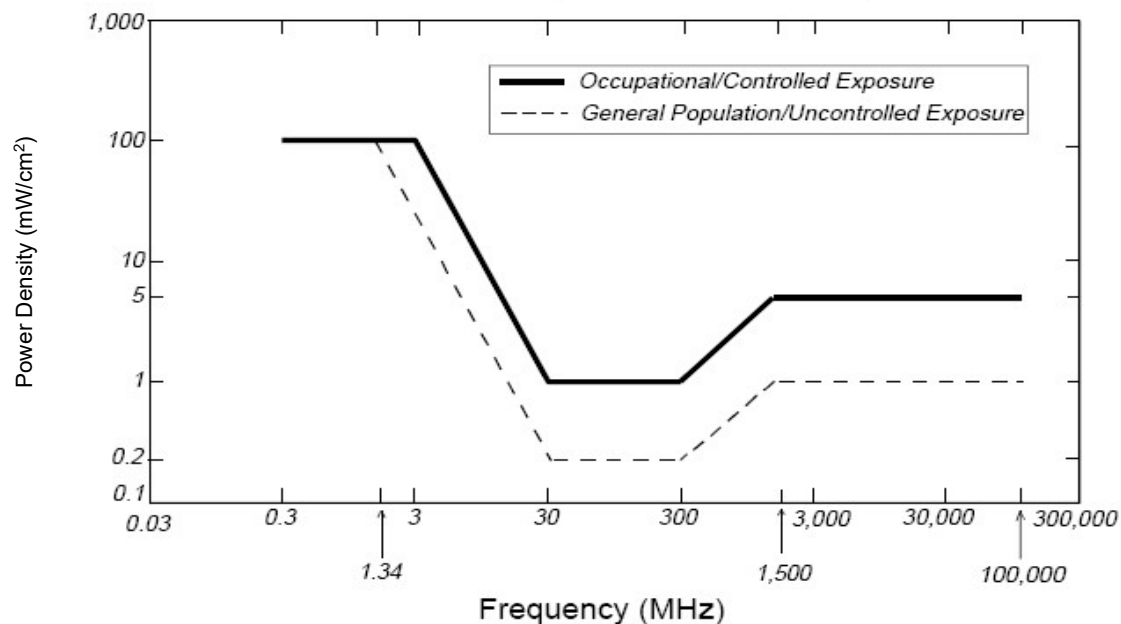
<b>(A) Limits for Occupational/Controlled Exposure</b>				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(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>				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
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

**verizon**✓

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



*Existing*



*Proposed*



view from 1st Avenue looking northeast at site

**verizon**✓

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

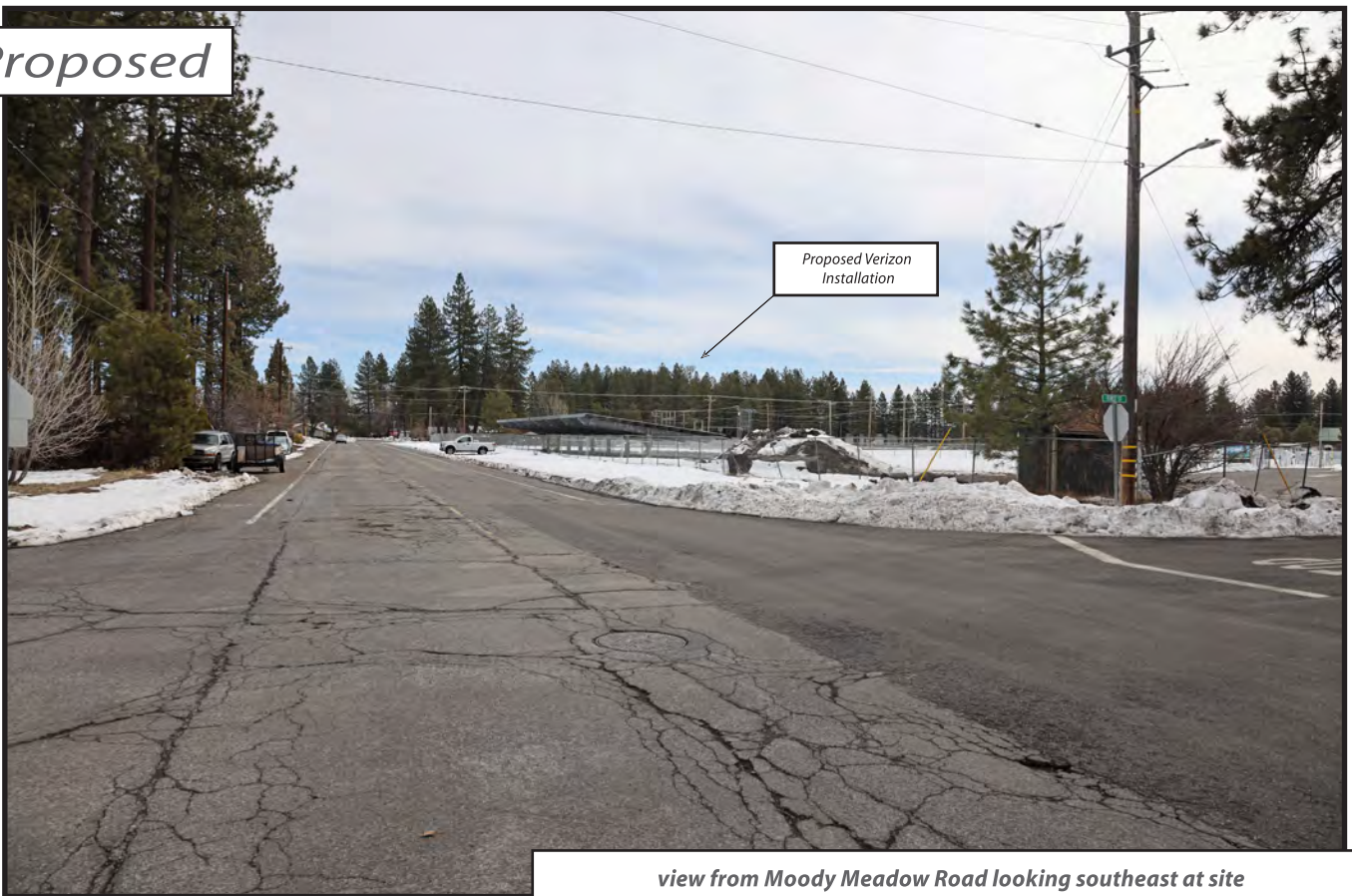
**AdvanceSim** →  
Photo Simulation Solutions  
Contact ( 925 ) 202-8507



*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.

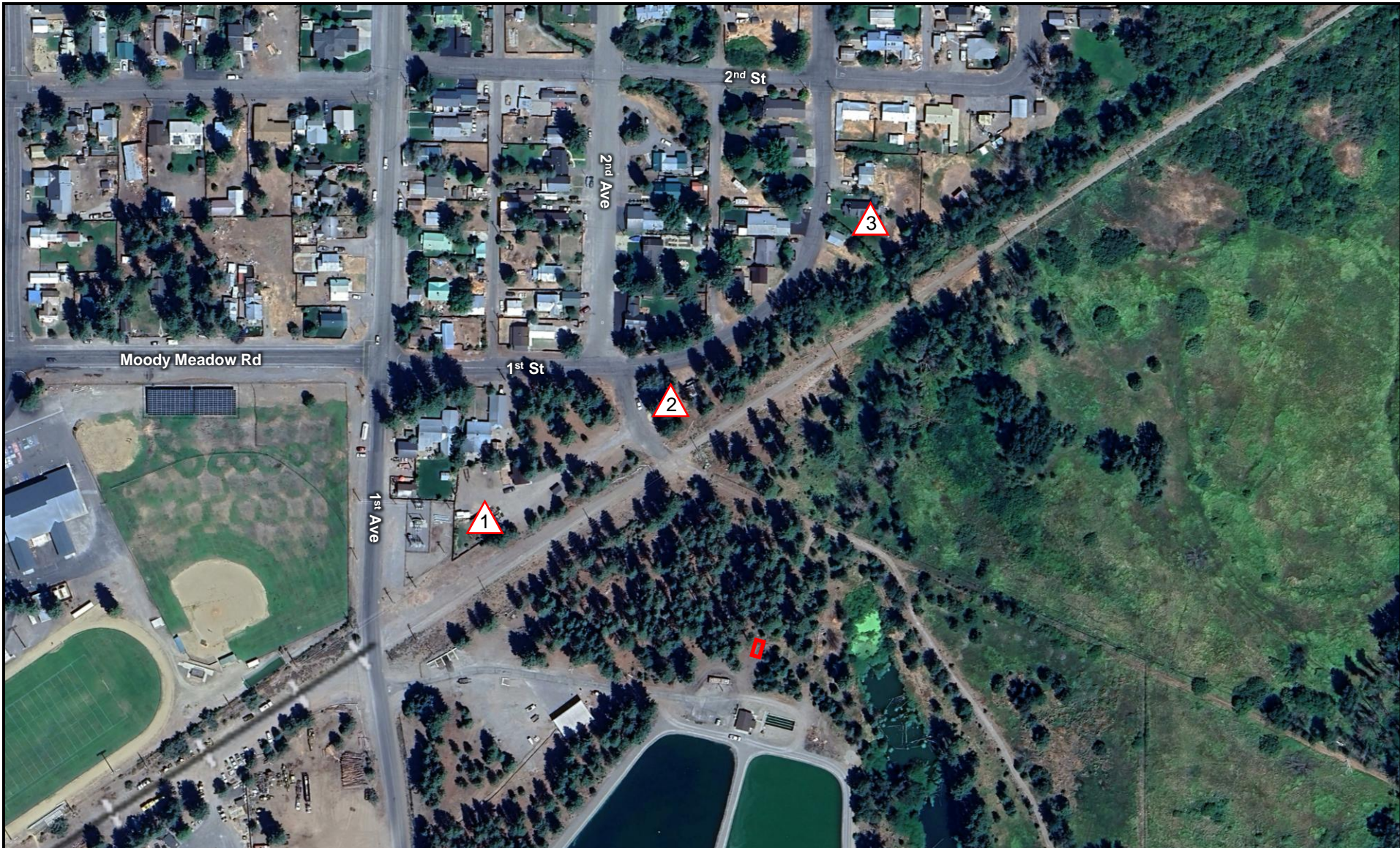
**Table 1**  
**Community Noise Exposure for Single-Family Residential Land Uses, CNEL (dBA)**

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



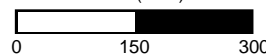
Proposed Verizon Cellular Equipment Lease Area (Approximate)



Existing Noise-Sensitive Receiver (Residence)



Scale (Feet)



**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

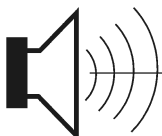
Based on the analysis and results presented in this report, project-related equipment noise exposure is expected to satisfy the applicable Plumas County noise level criteria at the nearest existing noise-sensitive uses (residences). As a result, no further consideration of equipment noise mitigation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



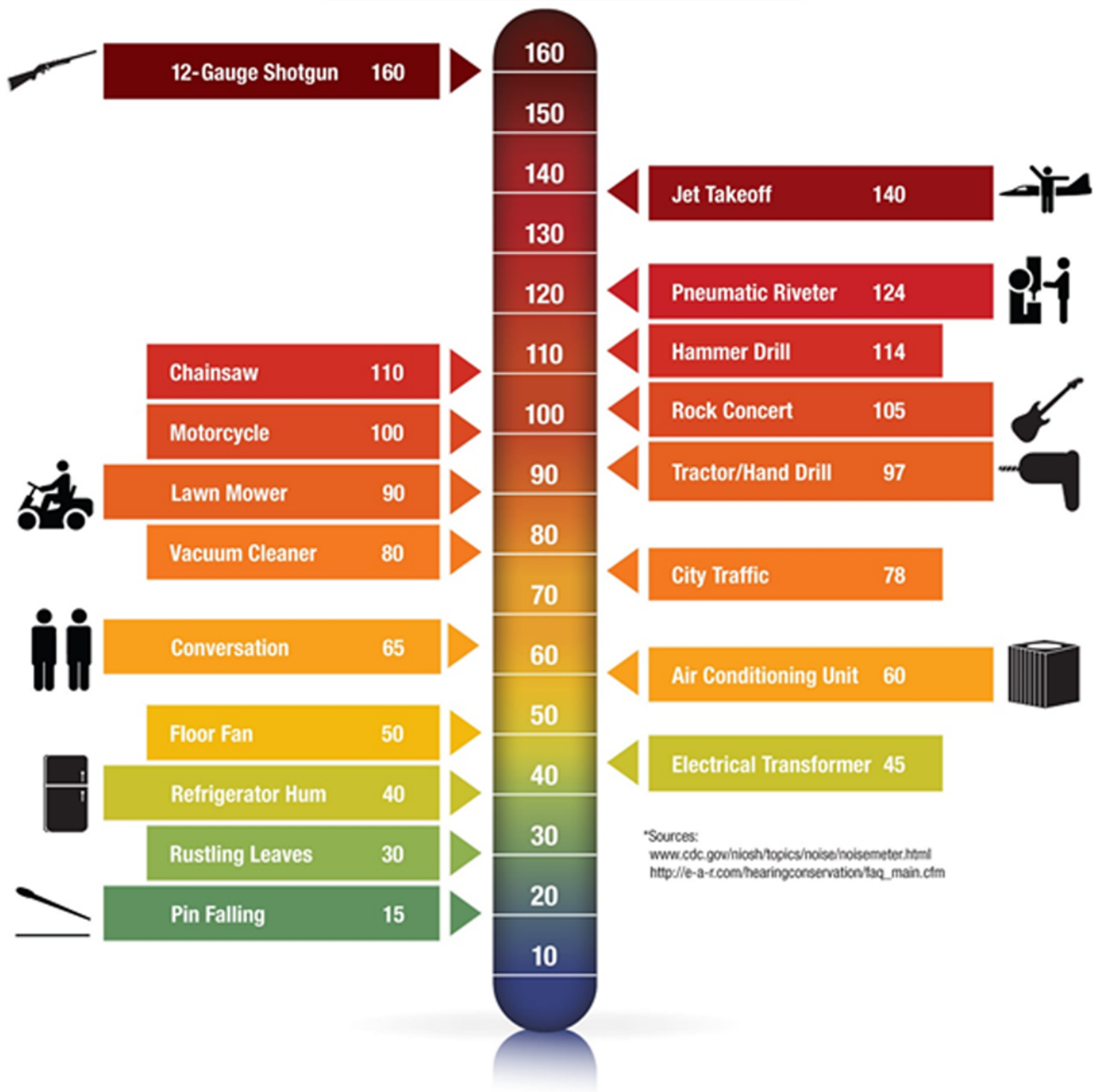
BOLLARD

Acoustical Consultants

## Appendix B

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

Decibel Scale (dBA)\*



# 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

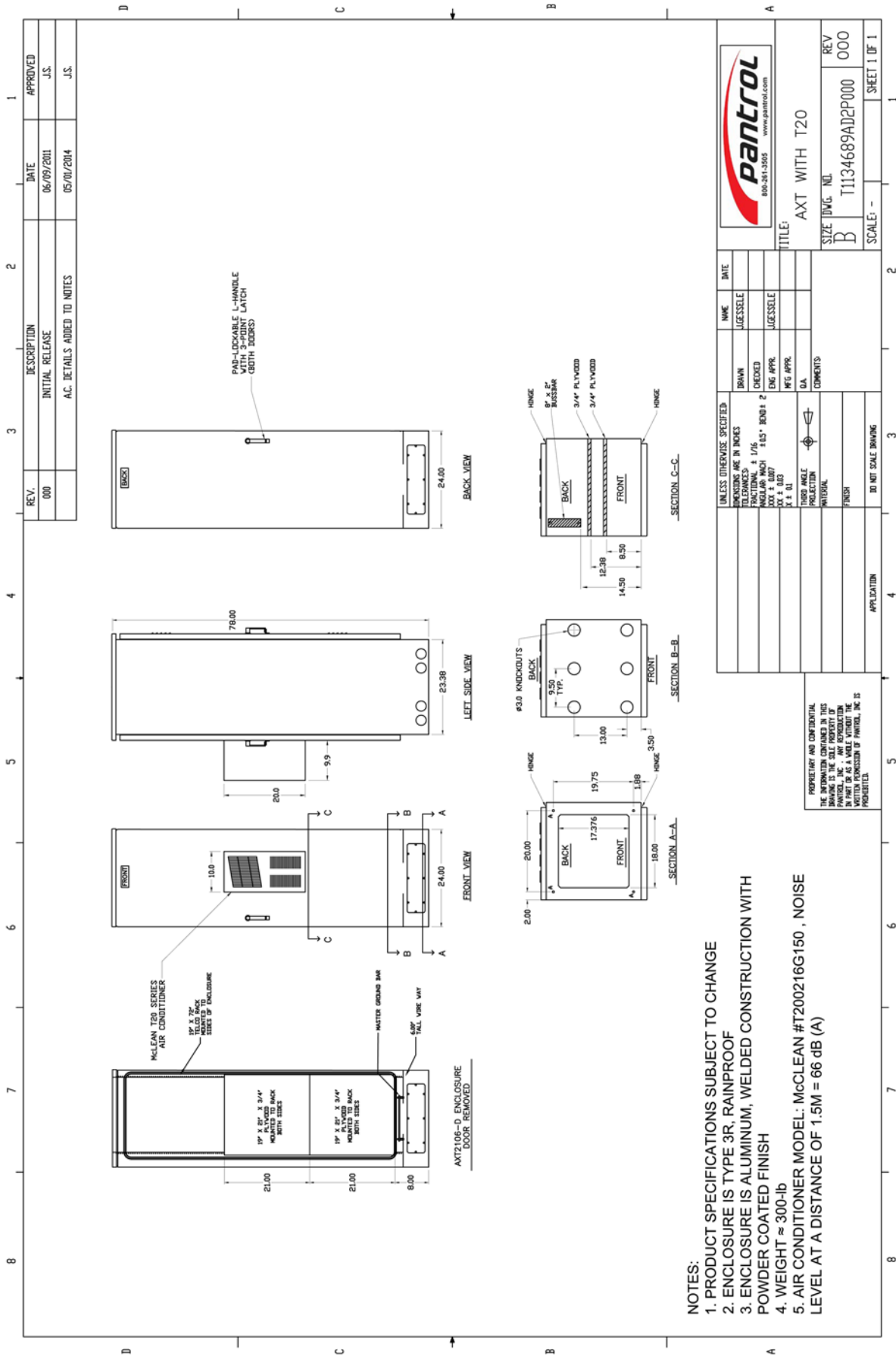
<b>Regional Availability</b>	Latin America   North America
<b>Portfolio</b>	CommScope®
<b>Product Type</b>	Macro cell site enclosure
<b>Product Series</b>	CMC

## 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

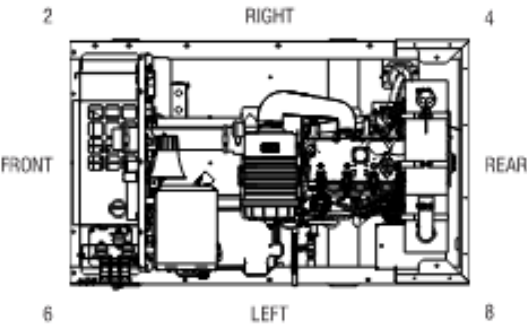


Appendix D  
Generator Sound Level Data

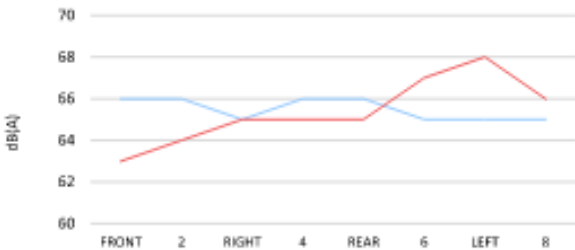
LEVEL 2 SOUND ATTENUATED ENCLOSURE  
D2.2, Generac SDC030

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  $\pm 2$  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.

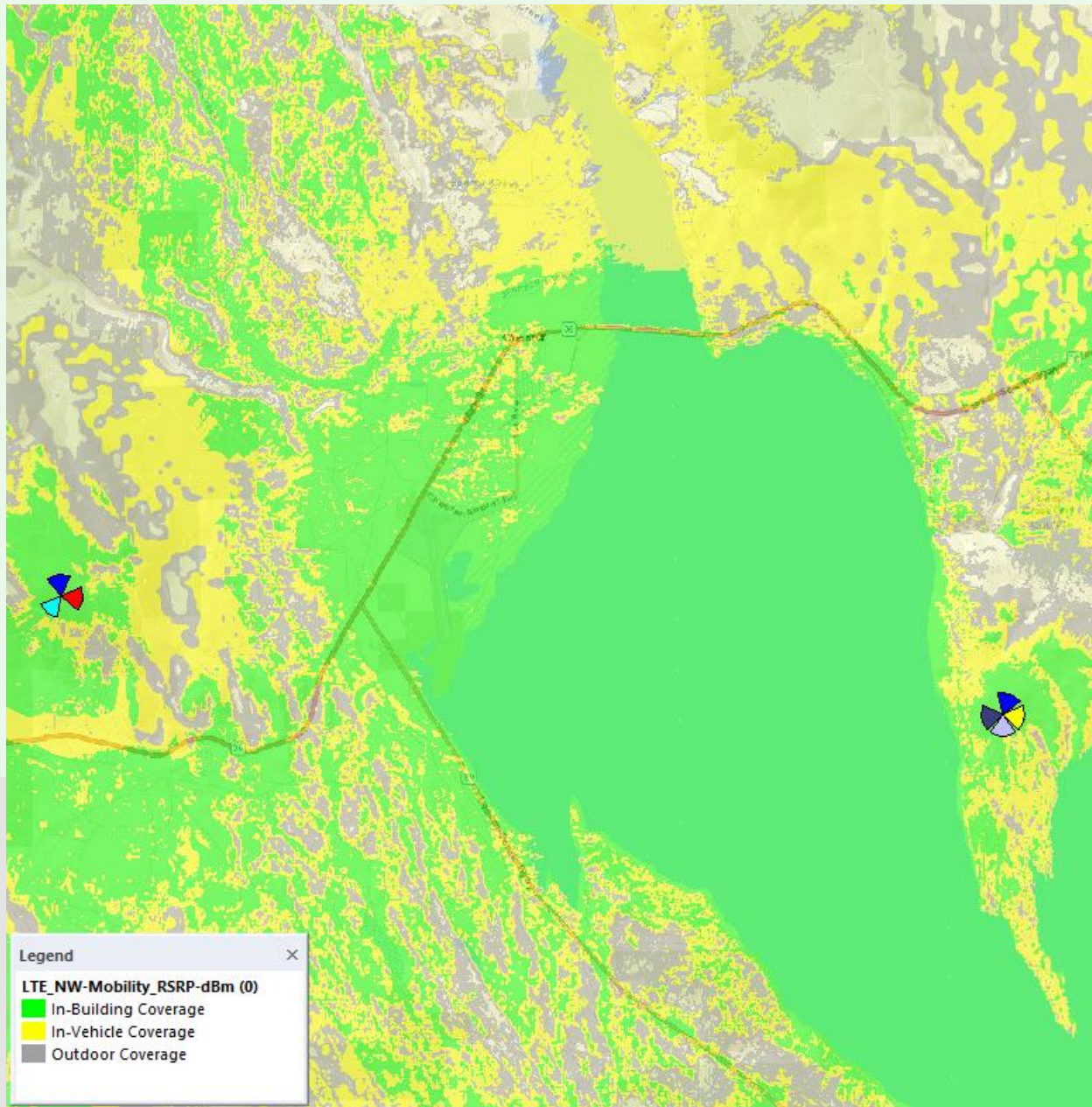
Proposed site will offload Lake Almanor delta & Alpha sector of Chester site.

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

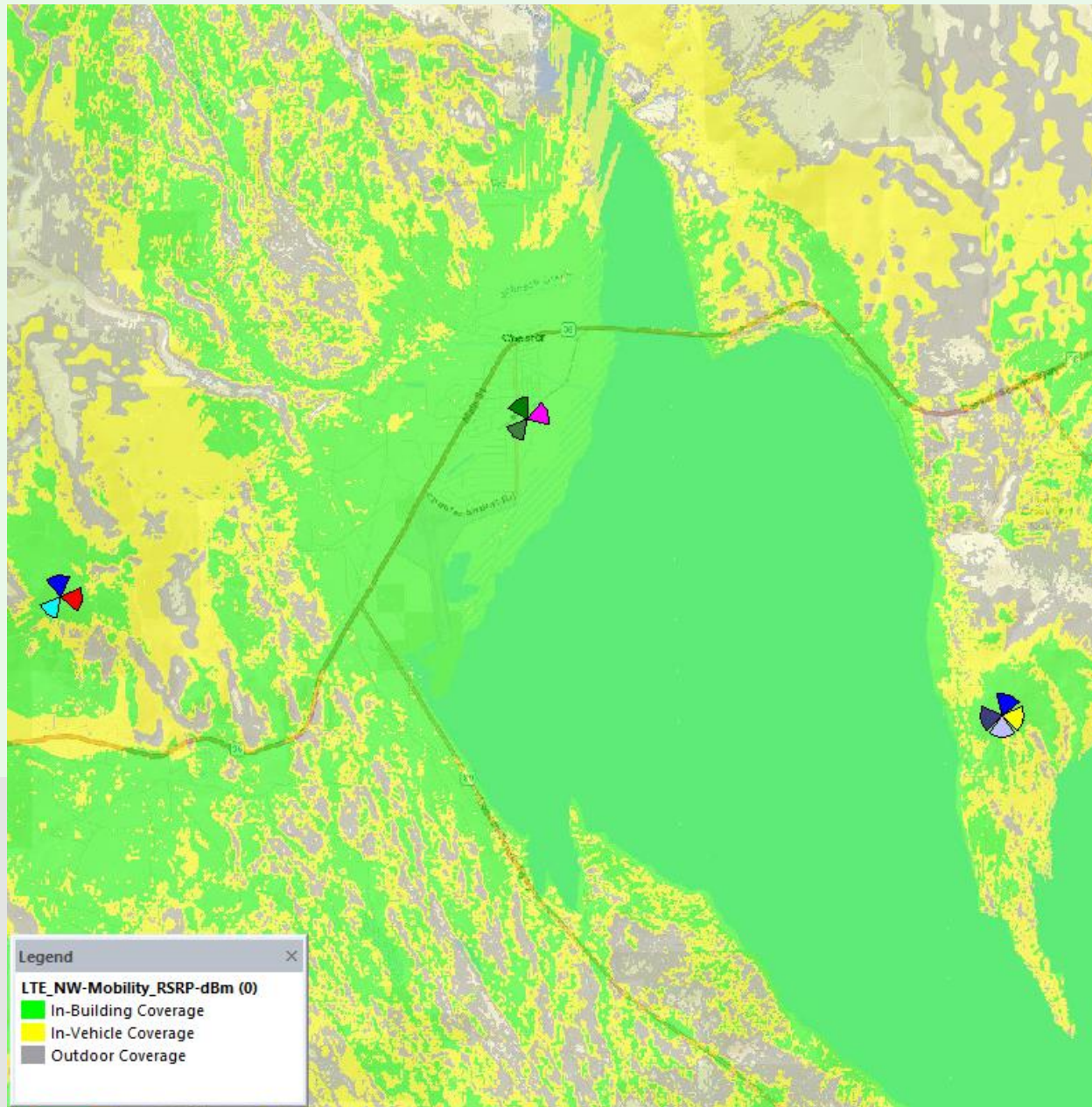
- Chester, Lake Almanor and surrounding areas
- HWY 36 & HWY89



## Coverage area of existing sites – 700 MHz

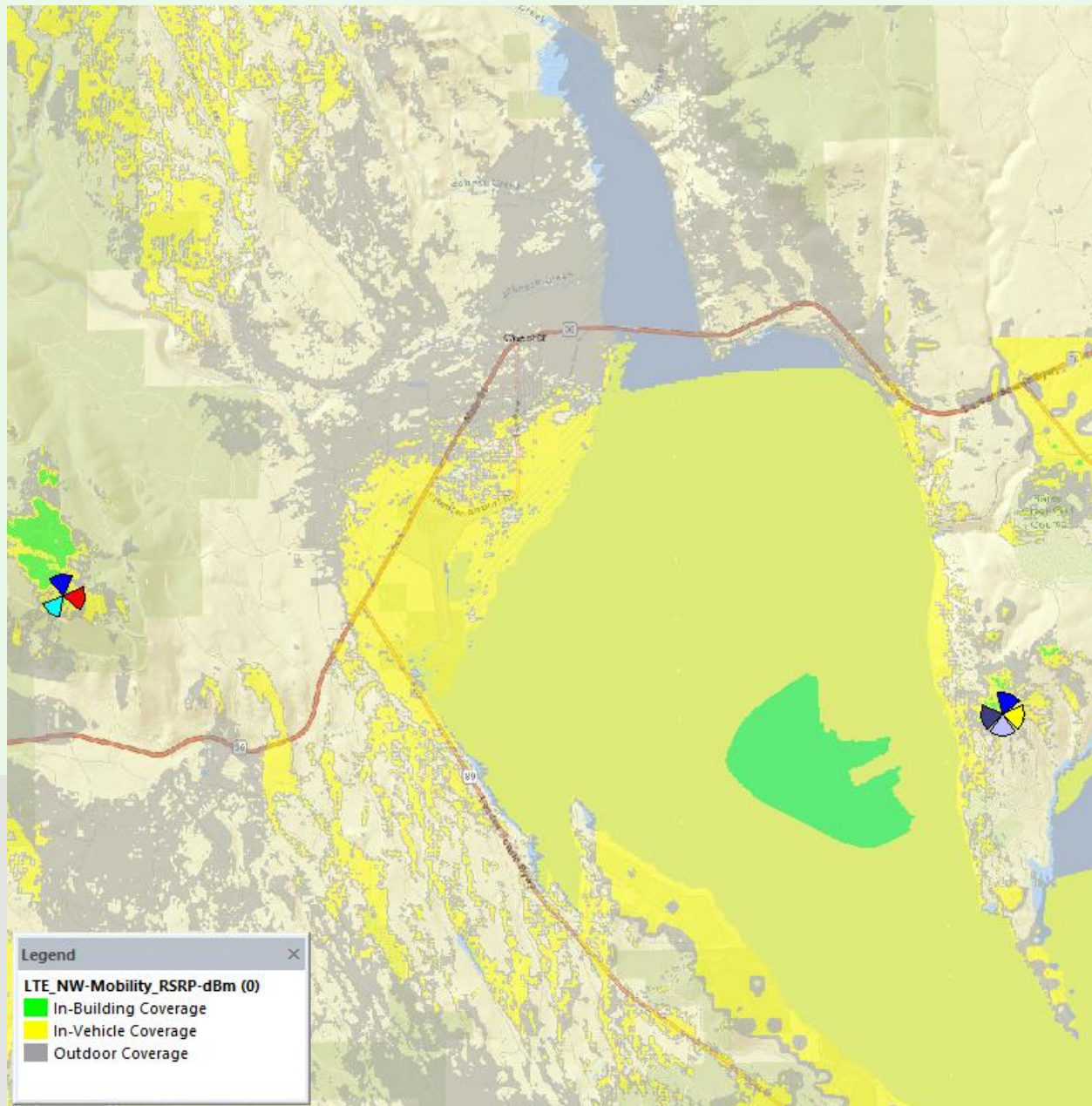


# Coverage area with proposed site (Chester High) – 700 MHz

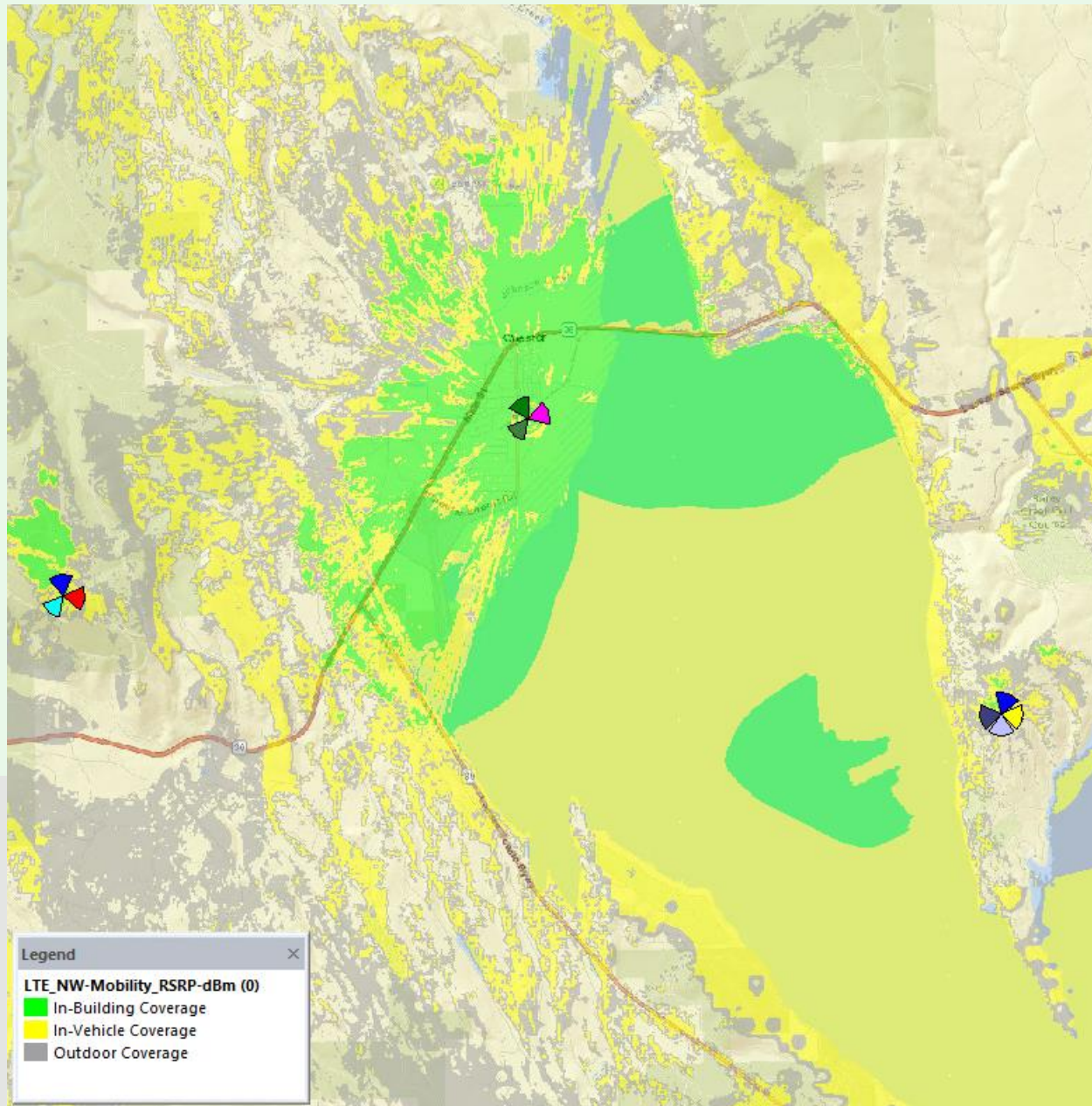




## Coverage area of existing sites – 2100 MHz



# 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.

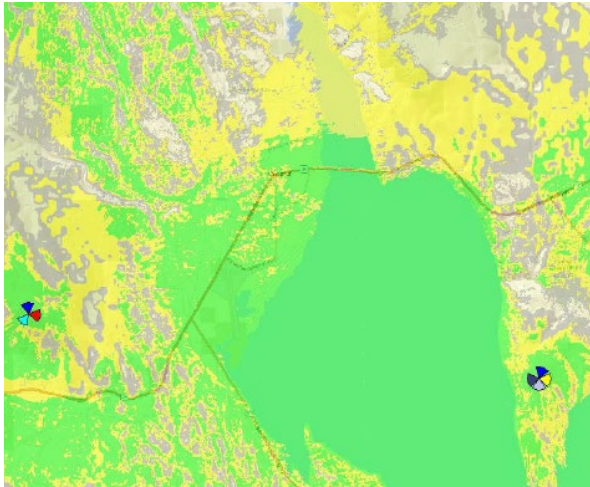
### **Current Coverage**

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.

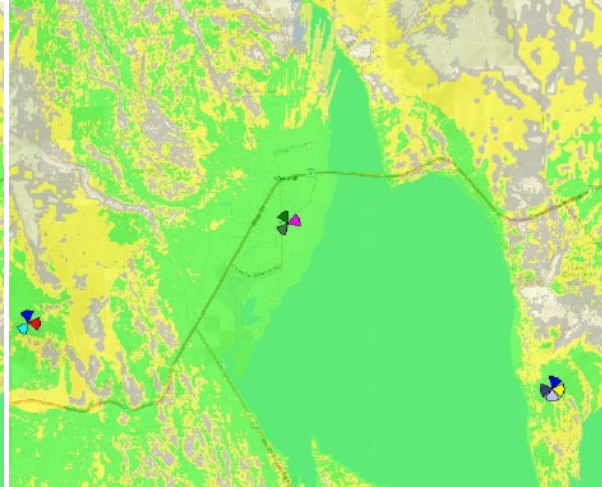
- a) Green: until -85 dBm. This signal threshold represents a level of service adequate for providing reliable coverage inside a building. It provides good indoor and outdoor service.
- b) Yellow: until -95 dBm. This signal threshold represents a level of service adequate for providing reliable coverage 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.

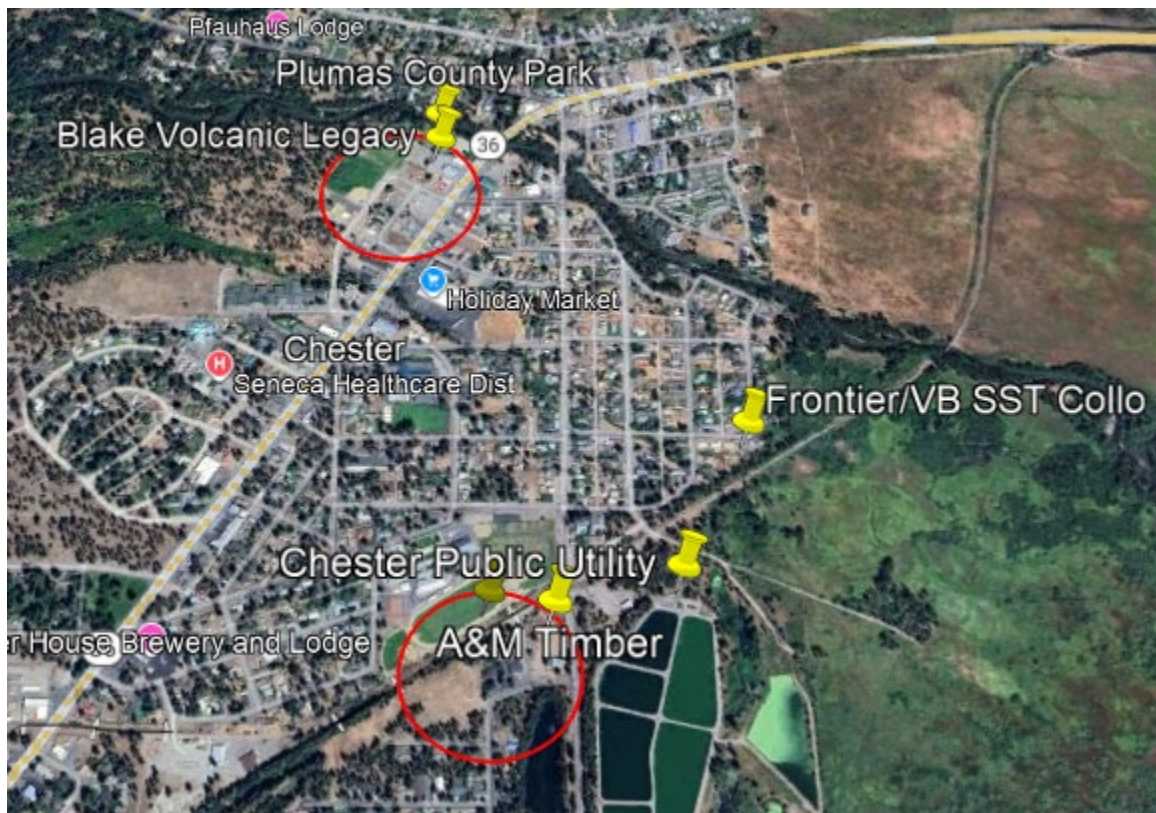
The following factors are considered when identifying the need and location of a new wireless facility.

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.



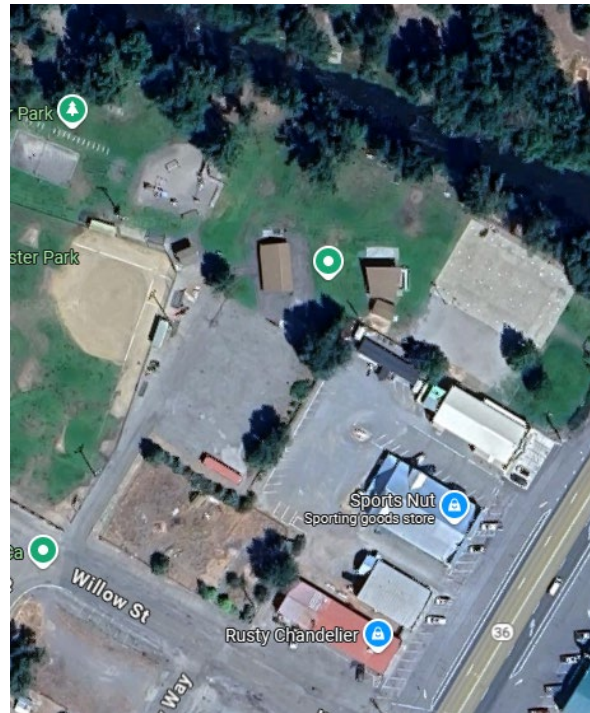
**1. 580 2<sup>nd</sup> St. Zoned R-7 (residential single family) 0.12 Acres. APN 100-152-011**

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**

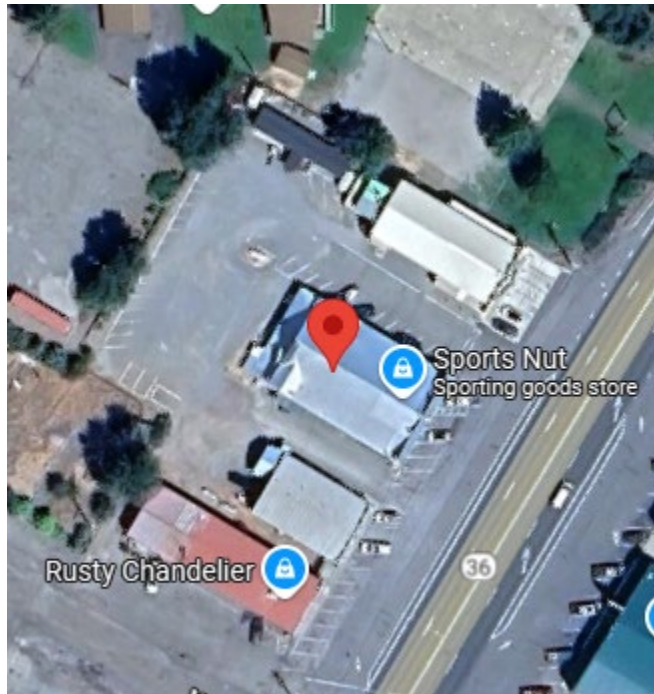
This candidate was considered a wireless facility. This site is less favored by Verizon engineers due to the uniquely shaped parcel and its existing structures. A facility at this location would not meet the County's required setback to the nearest offsite dwelling. A lower tower height was considered 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.





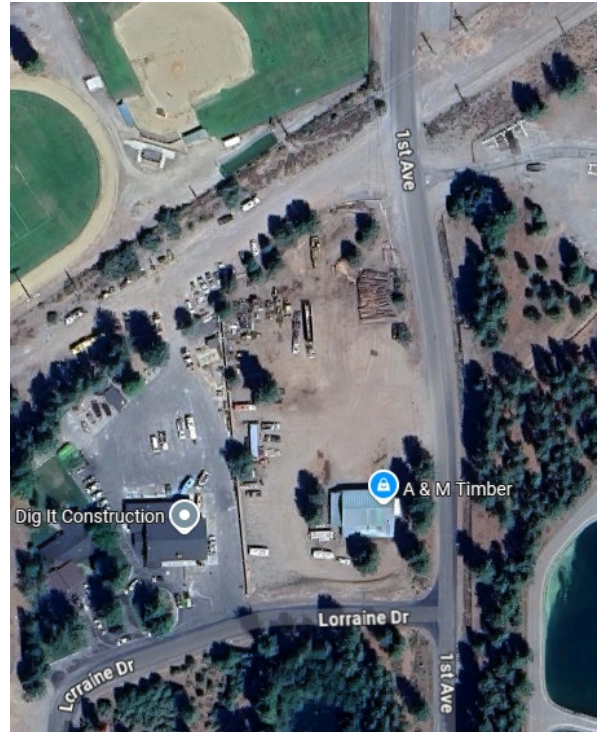
**3. 208 Main Street. Zone C2 (periphery commercial) 0.71 Acres. APN 100-061-002**

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.





# Streamline Engineering

and Design, Inc.

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

August 13, 2025

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

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

To whom it may concern:

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

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

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

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

Sincerely,

*Kevin R. Sorensen*

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








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

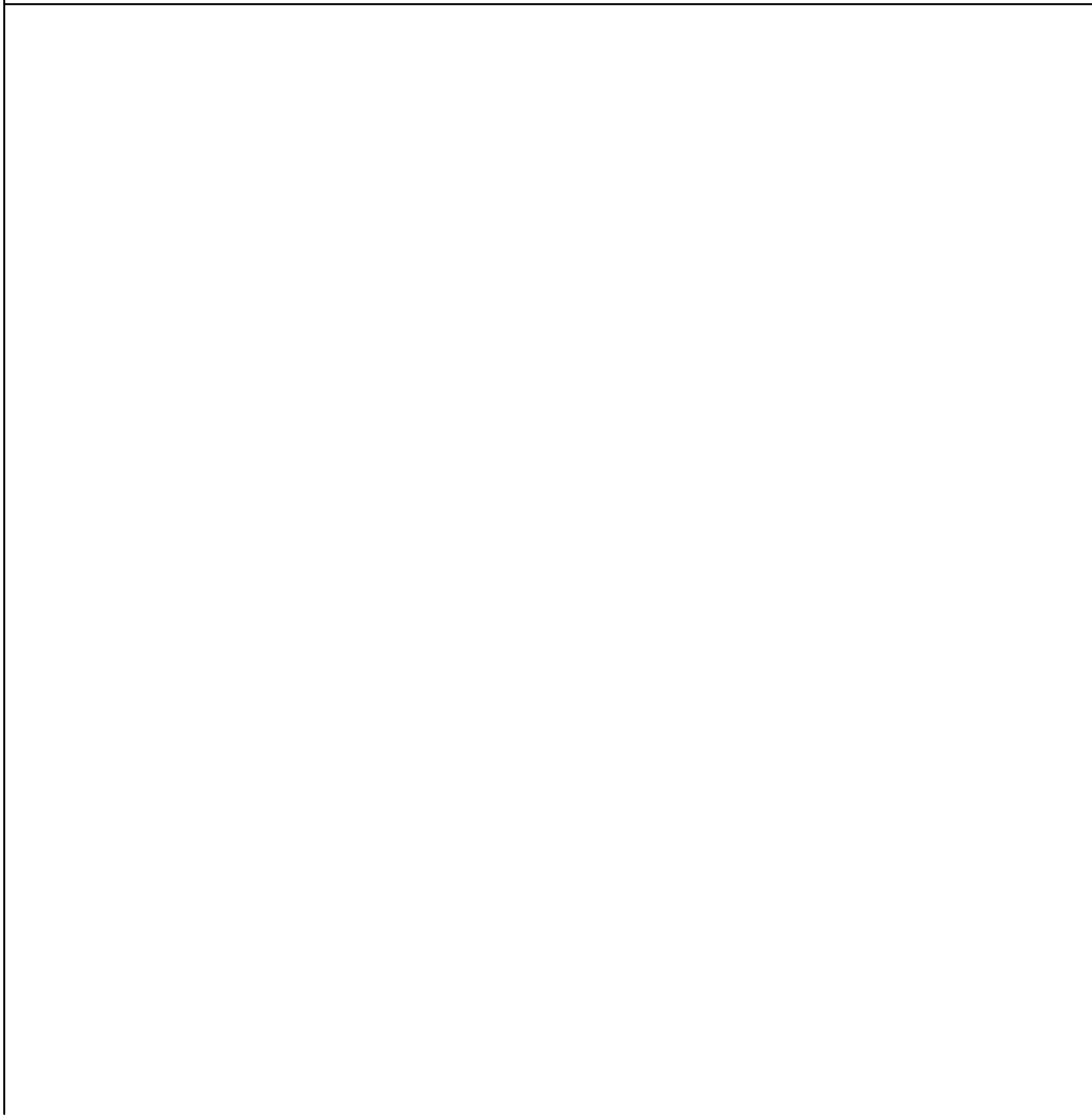
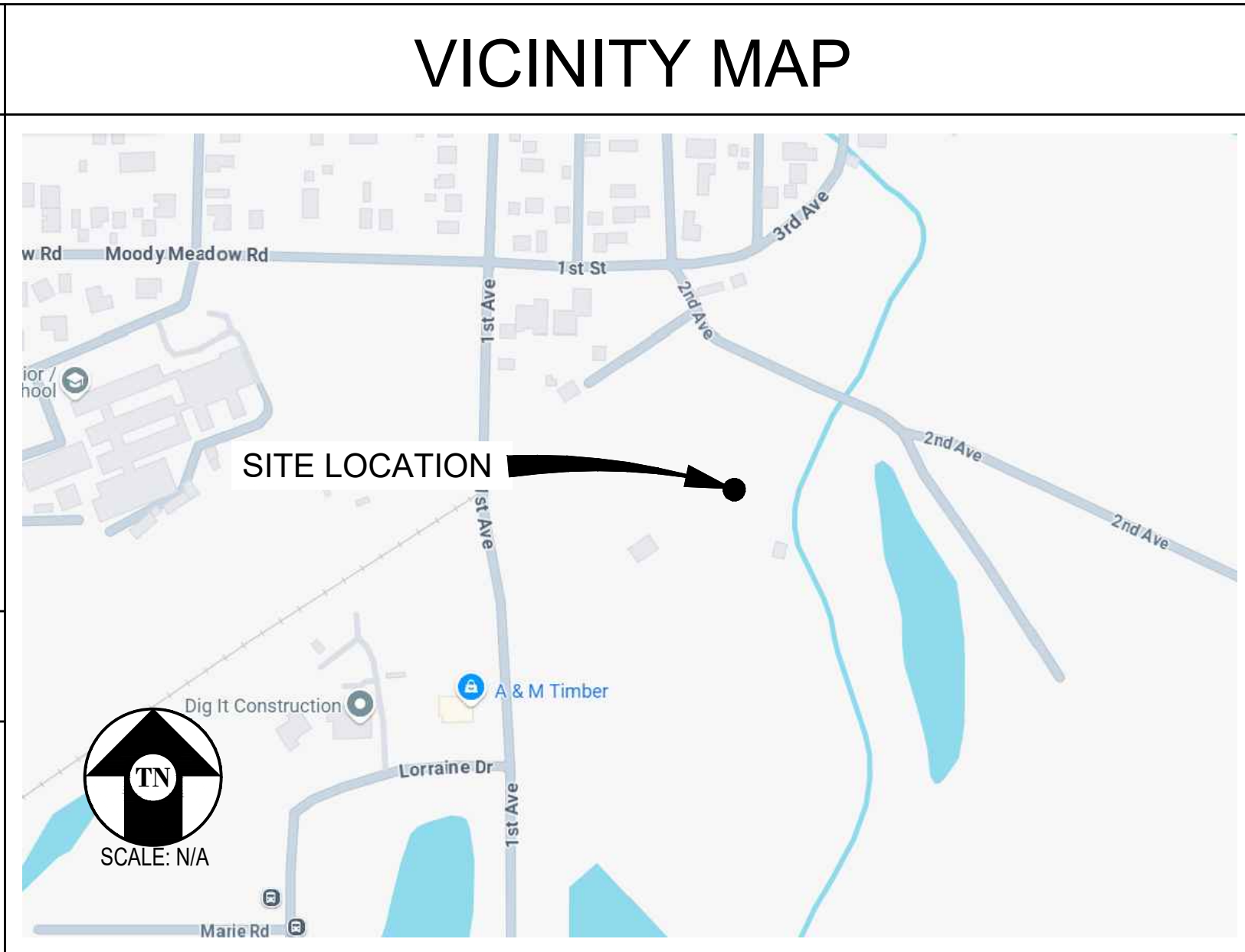


CHESTER HIGH  
881 FIRST AVENUE, CHESTER, CA 96020  
MDG LOCATION ID: 5000918324  
PROJECT ID: 17372457

EXHIBIT 5

PROJECT DESCRIPTION	
A (N) TOWERCO UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING: <ul style="list-style-type: none"><li>(N) LEASE AREA W/ (N) GROUND MOUNTED CABINET &amp; (N) DIESEL GENERATOR &amp; (N) UTILITIES TO (N) SITE LOCATION</li><li>(N) ANTENNAS, MW DISH &amp; ANTENNA EQUIPMENT ON (N) MONOPOLE</li></ul>	


PROJECT INFORMATION			
SITE NAME:	CHESTER HIGH	SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
MDG LOCATION ID:	5000918324	LEASING CONTACT:	ATTN: PAUL BARNES (916) 217-2309 PBARNES@COMPLETEWIRELESS.NET
COUNTY:	PLUMAS COUNTY	ZONING CONTACT:	ATTN: STEVE PROO (916) 838-6713 SPROO@COMPLETEWIRELESS.NET
JURISDICTION:	PLUMAS COUNTY	CONSTRUCTION CONTACT:	ATTN: SEAN WALLIN (916) 591-8574 SWALLIN@COMPLETEWIRELESS.NET
APN:	100-270-006		
SITE ADDRESS:	881 FIRST AVENUE CHESTER, CA 96020		
CURRENT ZONING:	R-10 (RURAL) GA (GENERAL AGRICULTURE) MH (MOBILE HOME) SP-SCA (SPECIAL PLAN AREA) 		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 40° 18' 07.03" NAD 83 N 40.301952° NAD 83		
LONGITUDE:	W 121° 13' 29.74" NAD 83 W 121.224928° NAD83		
GROUND ELEVATION:	4517' AMSL		
PROPERTY OWNER:	CHESTER PUBLIC UTILITY DISTRICT PO BOX 503 CHESTER, CA 96020		
APPLICANT:	TOWERCO 5000 VALLEYSTONE DRIVE CARY, NC 27519		




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
<u>DISABLED ACCESS REQUIREMENTS</u>
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	1
A-1.1	OVERALL SITE PLAN	5
A-1.2	ENLARGED SITE PLAN	5
A-1.3	COMPOUND PLAN	5
A-1.4	EQUIPMENT PLAN	5
A-2.1	ANTENNA PLAN	1
A-3.1	ELEVATION	5
A-3.2	ELEVATION	5
A-4.1	DETAILS	5
E-1.1	ELECTRICAL PLAN	1

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

PREPARED FOR  
  
**TowerCo**  
EMPOWERING connectivity


Vendor:  
  
**COMPLETE**  
Wireless Consulting, Inc.

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

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

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

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

ENGINEER:  
**Streamline Engineering**  
ambition inc.

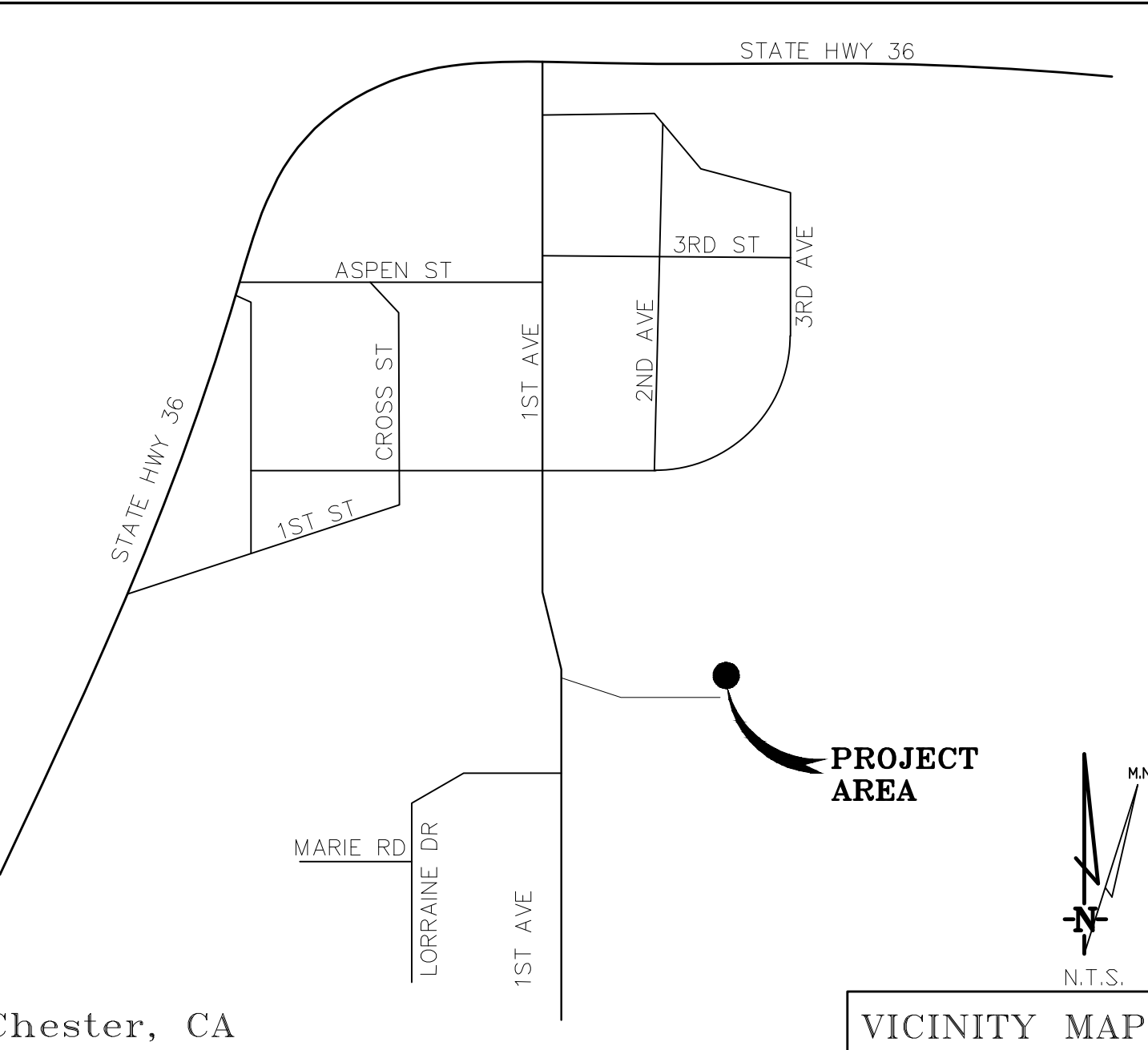
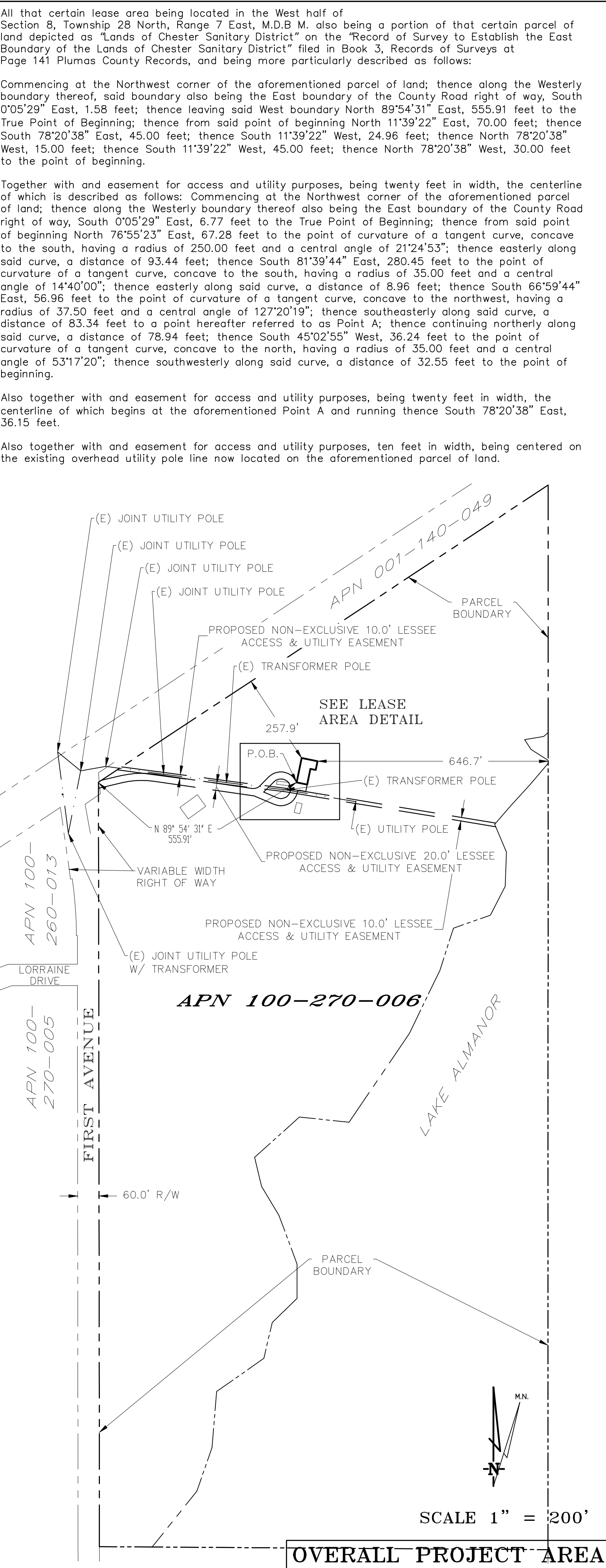
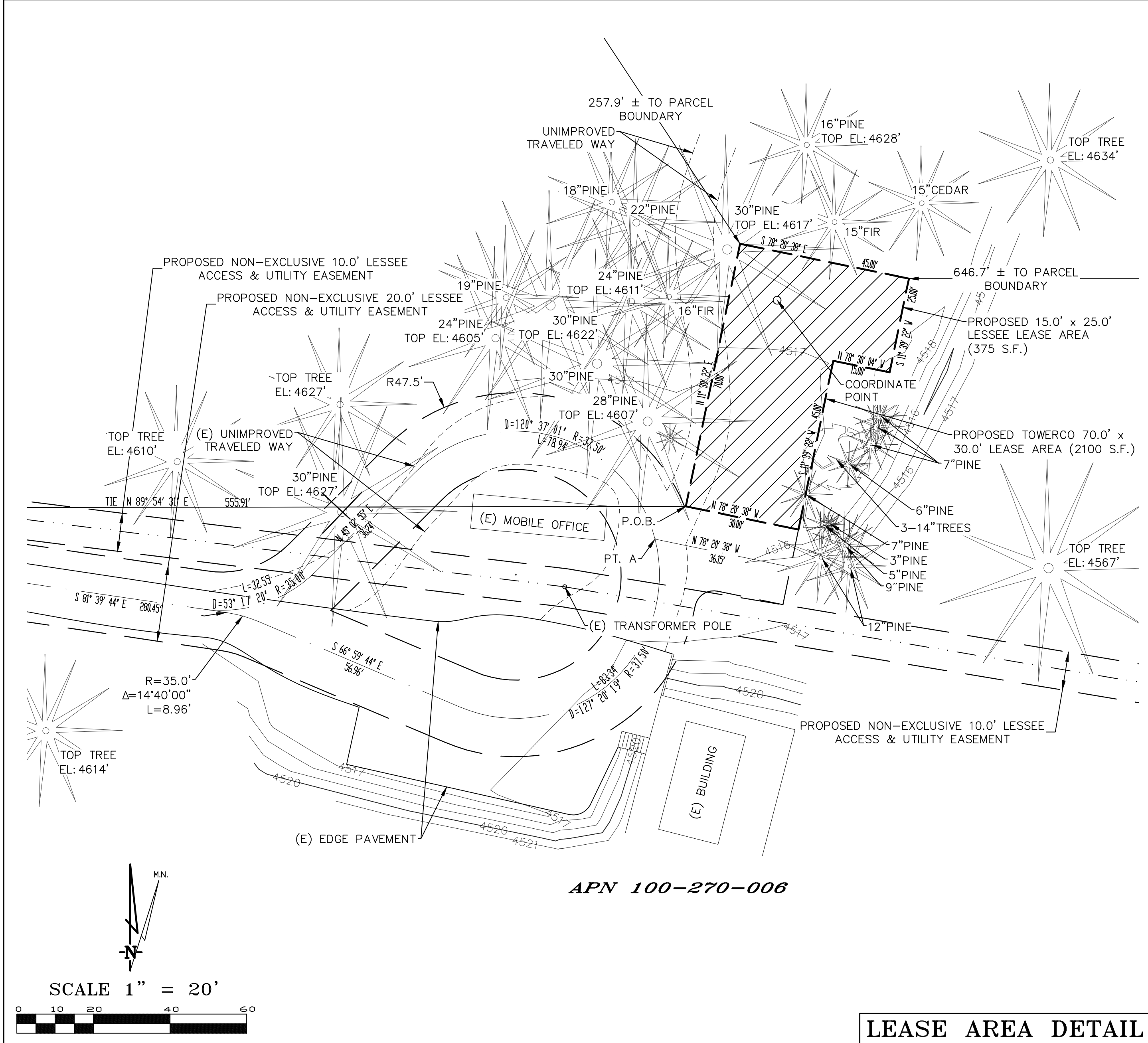
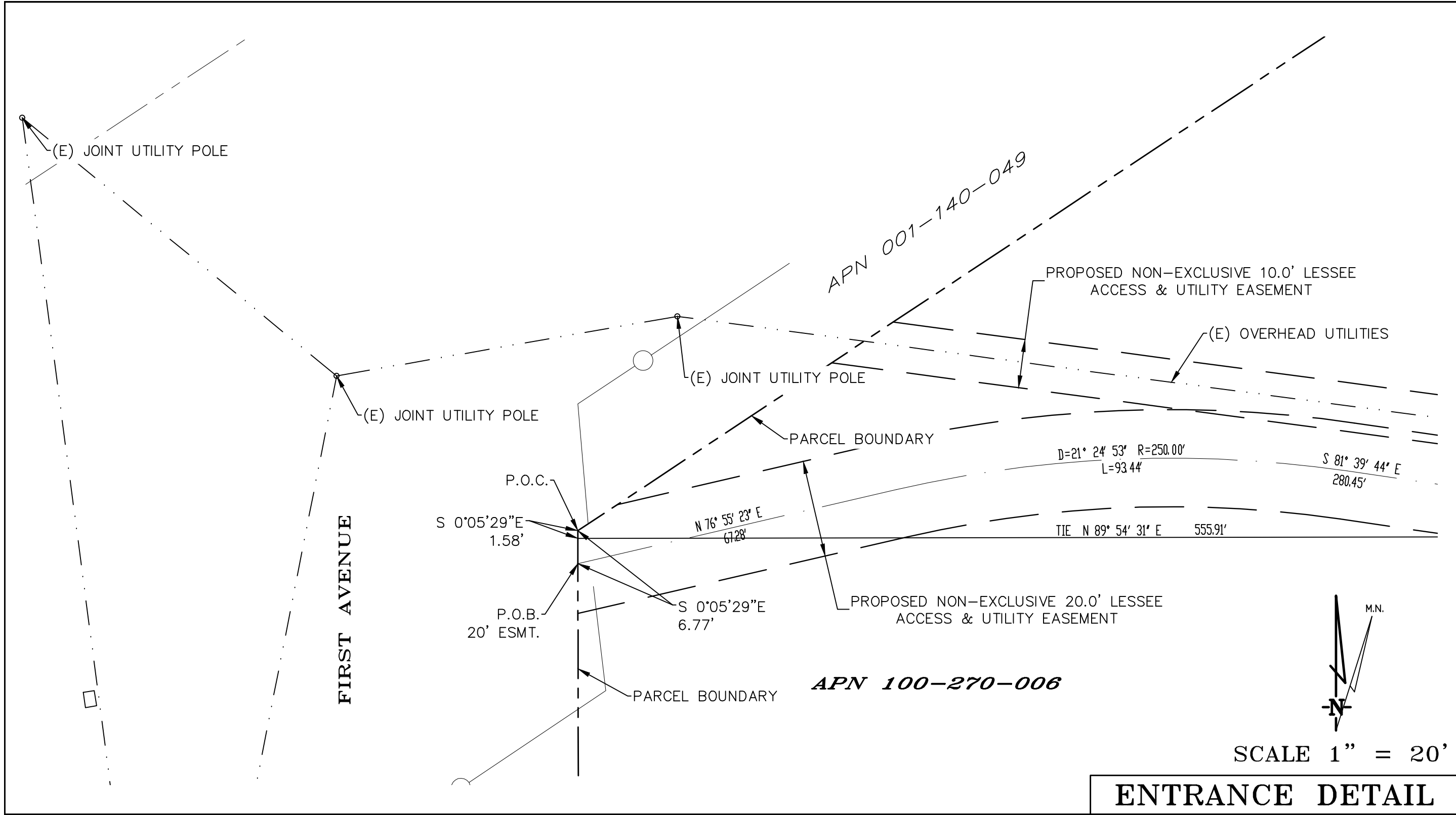
3840 Taylor Road, Suite A, Lodi, CA 95650  
Contact: Kevin Sorenson Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. (SED). NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF SED. THESE PLANS AND SPECIFICATIONS SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SED. ALL RIGHTS RESERVED. Copyright © 2024 STREAMLINE ENGINEERING AND DESIGN, INC.

SHEET TITLE:  
  
**TITLE SHEET**

SHEET NUMBER:  
  
**T-1.1**





Chester, CA

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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)

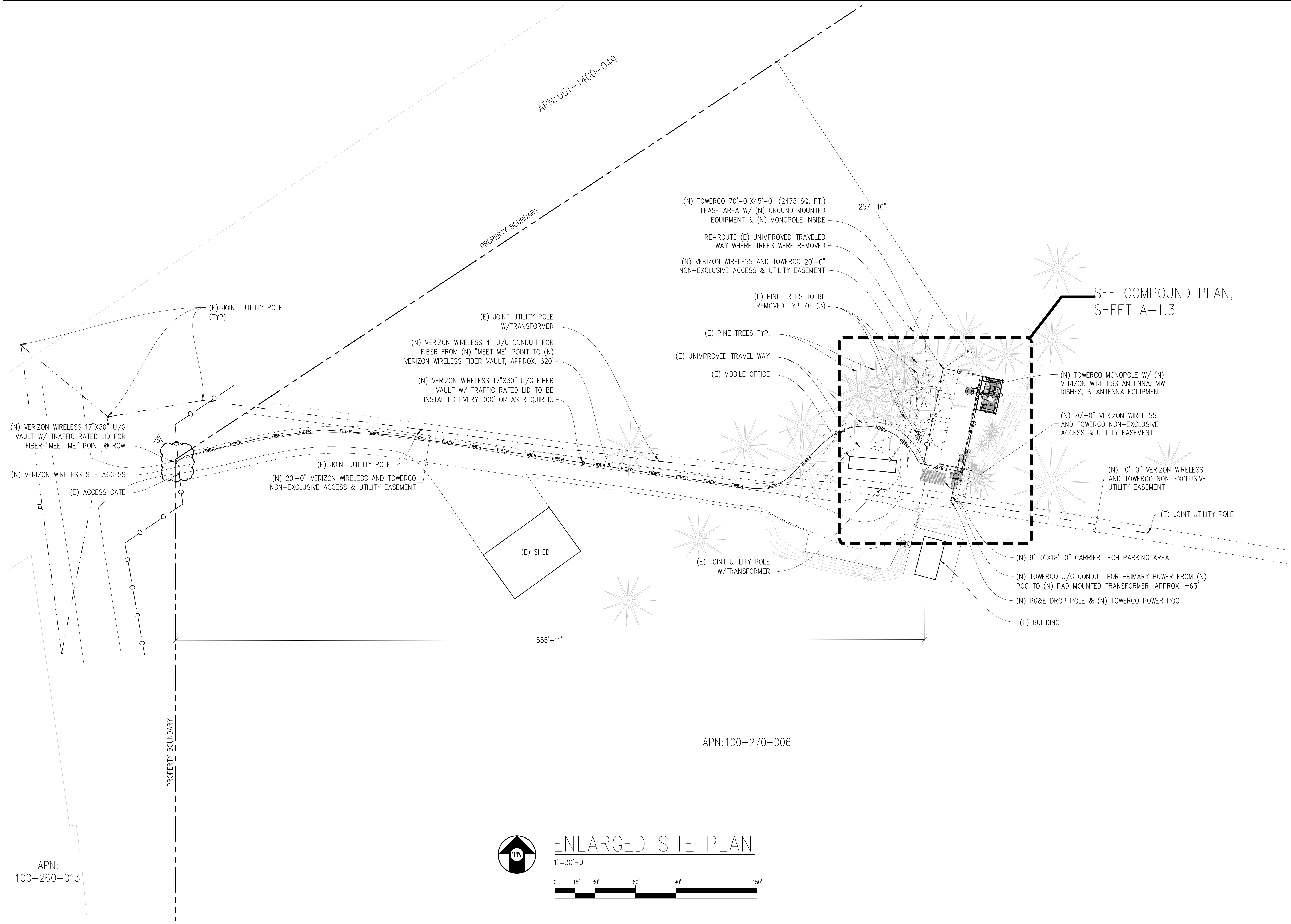
ELEVATION of Ground at Structure (NAVD88) 4517' AMSL

DEPT	APPROVED	DATE	Surveyor									
			A&C	RE	RF	INT	EE\IN					
GEIL ENGINEERING ENGINEERING • SURVEYING • PLANNING 1226 HIGH STREET AUBURN, CALIFORNIA 96909 Phone: (530) 885-4426 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	

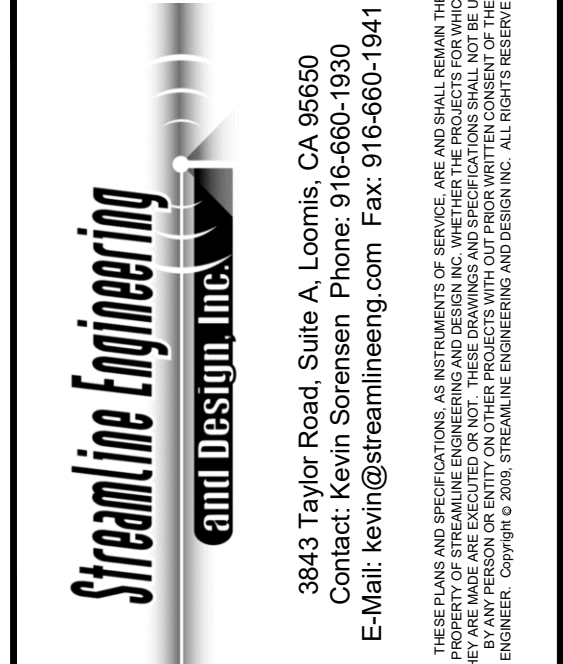
Licensee:

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.

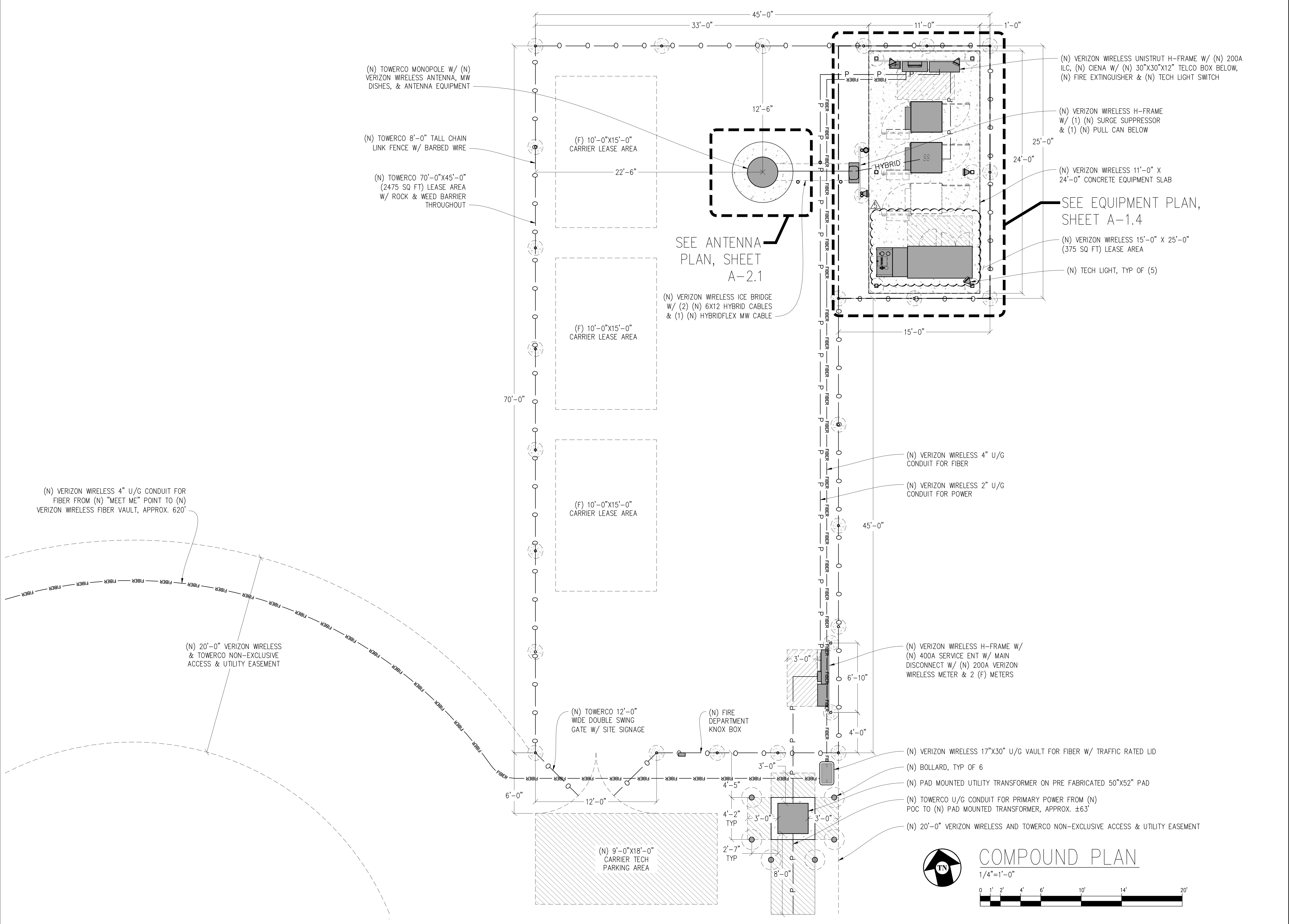
ENGINEER:



SHEET TITLE:  
ENLARGED SITE  
PLAN

SHEET NUMBER:  
A-1.2






Issued For:


CHESTER HIGH

881 FIRST AVENUE  
CHESTER, CA 96020

PREPARED FOR

**TowerCo**  
EMPOWERING connectivity

Vendor:

**COMPLETE**  
Wireless Consulting, Inc.

TOWERCO SITE ID:

CA0714

MDG LOCATION ID:

5000918324

VZW PROJECT ID:

17372457

DRAWN BY:

FS

CHECKED BY:

N. GEORGE

APPROVED BY:

-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
1	06/02/25	CLIENT REV	S.D.
2	04/25/25	CLIENT REV	S.D.
3	02/25/25	CLIENT REV	S.D.
4	02/03/25	CLIENT REV	S.D.
5	01/10/25	CLIENT REV	S.D.
6	12/10/24	ZD 100%	S.D.
7	11/08/24	ZD 90%	FS


Licensee:

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
\$4469

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

ENGINEER:

**Streamline Engineering**  
3843 Taylor Road, Suite A, Lodi, CA 95650  
Contact: Kevin Sorensen Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED. Copyright © 2025, STREAMLINE ENGINEERING AND DESIGN, INC.

SHEET TITLE:

COMPOUND  
PLAN

SHEET NUMBER:

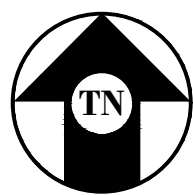
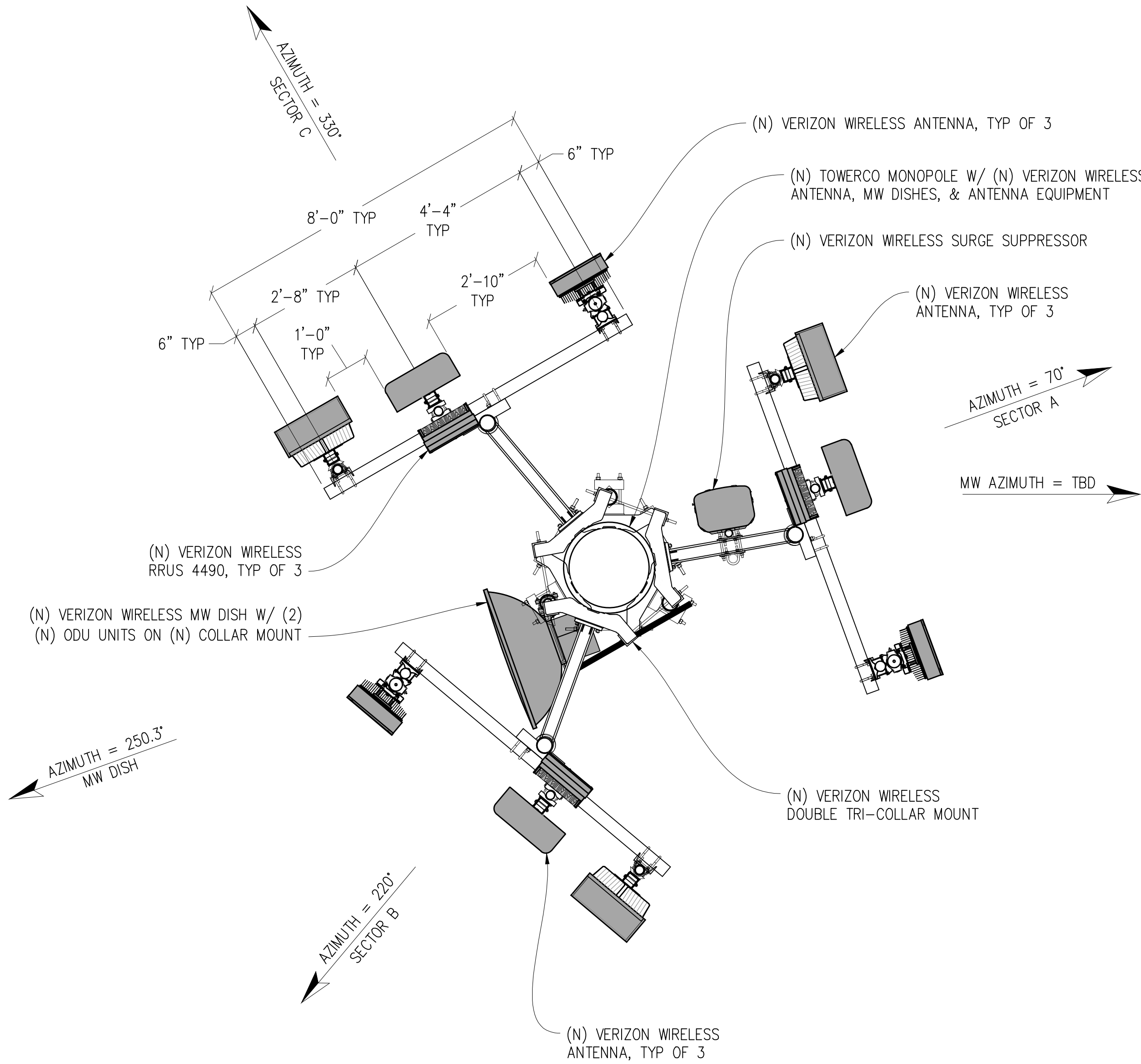
A-1.3



## A-1.4

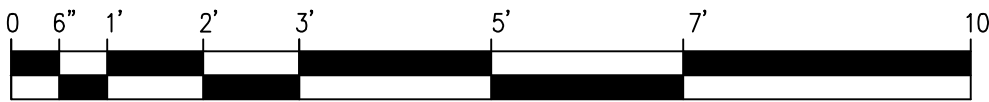


(N) RF SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)								
SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
A P H A	A1	AIR 3283	70°	±123'-0"	INTEGRATED	2	±150	(1) 6627
	A2	MX12FIT865-01	70°	±121'-0"	(1) 4490	SHARED	-	SHARED
	A3	AIR 6419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

Licensee:

PRELIMINARY:  
NOT FOR  
CONSTRUCTION  
  
KEVIN R. SORENSEN  
S4469

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

ENGINEER:

**Streamline Engineering**  
antennasummit.com

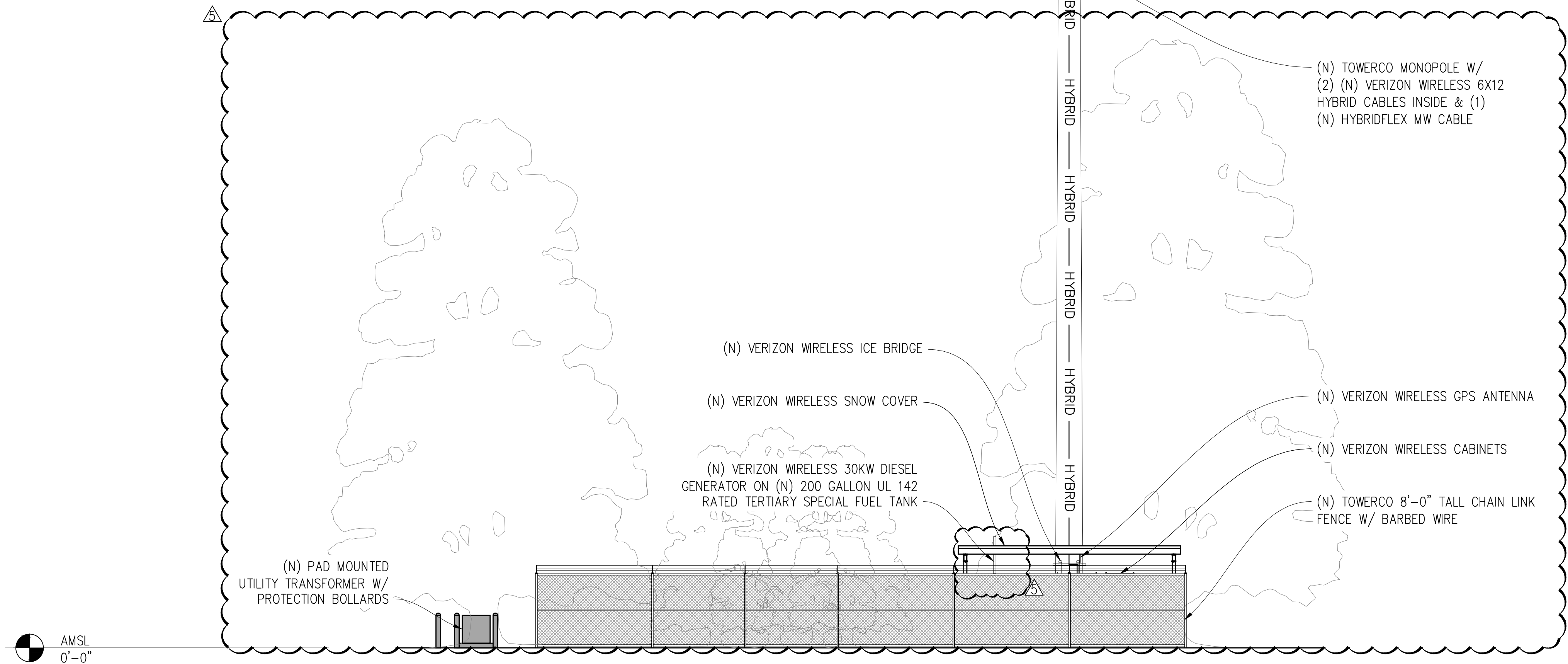
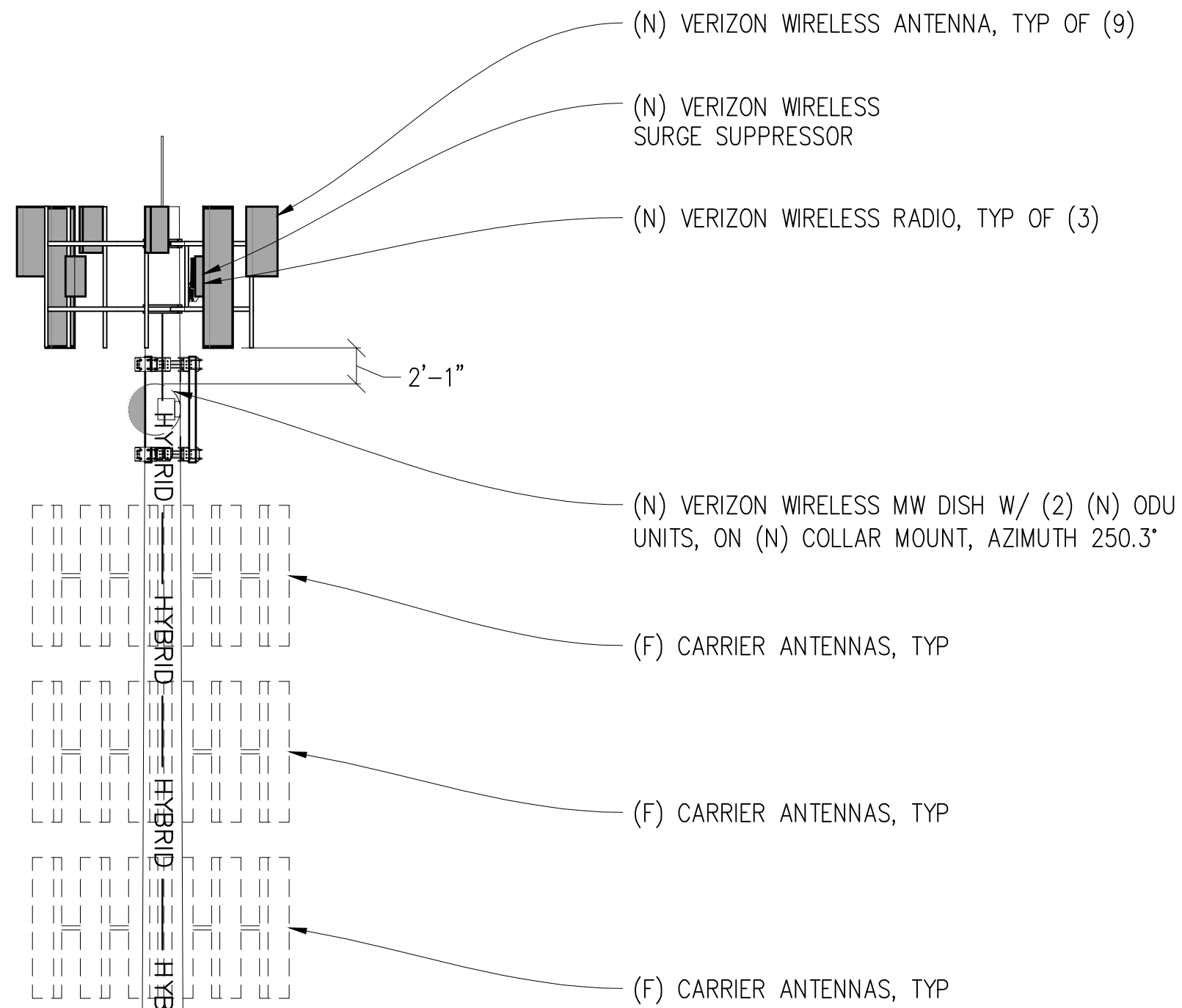
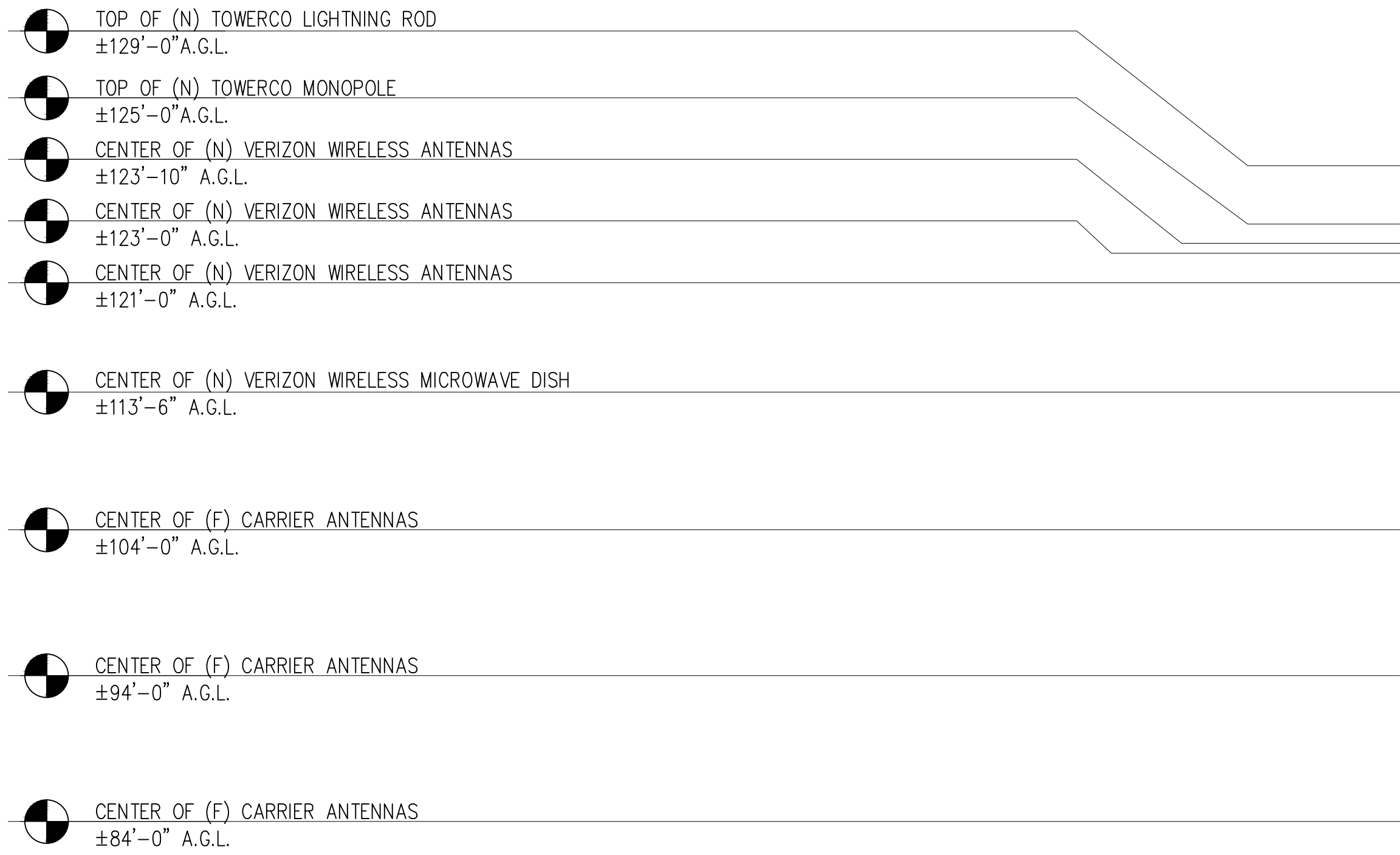
3843 Taylor Road, Suite A, Lodi, CA 95650  
Contact: Kevin Sorensen Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING, INC. AND SHALL BE KEPT IN CONFIDENTIALITY. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING, INC. ALL RIGHTS RESERVED. Copyright © 2025, STREAMLINE ENGINEERING, INC.

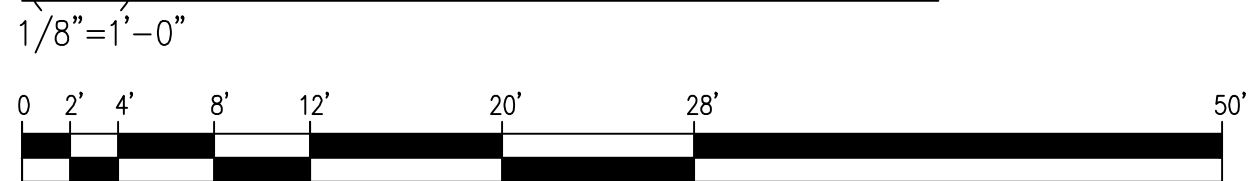
SHEET TITLE:  
**ANTENNA PLAN**

SHEET NUMBER:  
**A-2.1**





(N) EAST ELEVATION



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
1	12/10/24	ZD 100%	S.D.
0	11/08/24	ZD 90%	FS
1	01/10/25	CLIENT REV	S.D.
2	02/03/25	CLIENT REV	S.D.
2	02/25/25	CLIENT REV	S.D.
4	04/25/25	CLIENT REV	S.D.
5	06/02/25	CLIENT REV	S.D.

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:



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

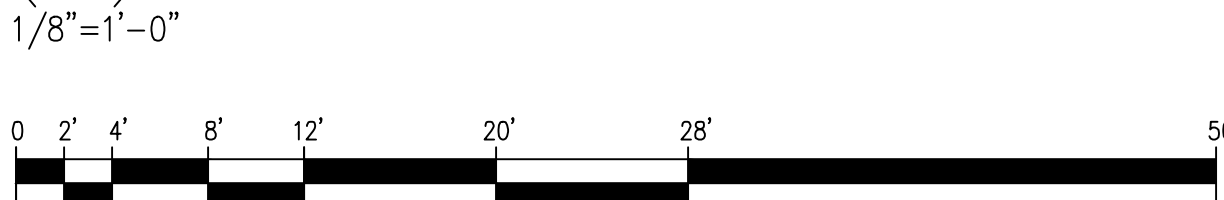
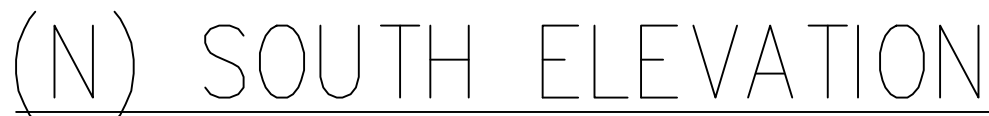
THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-3.1



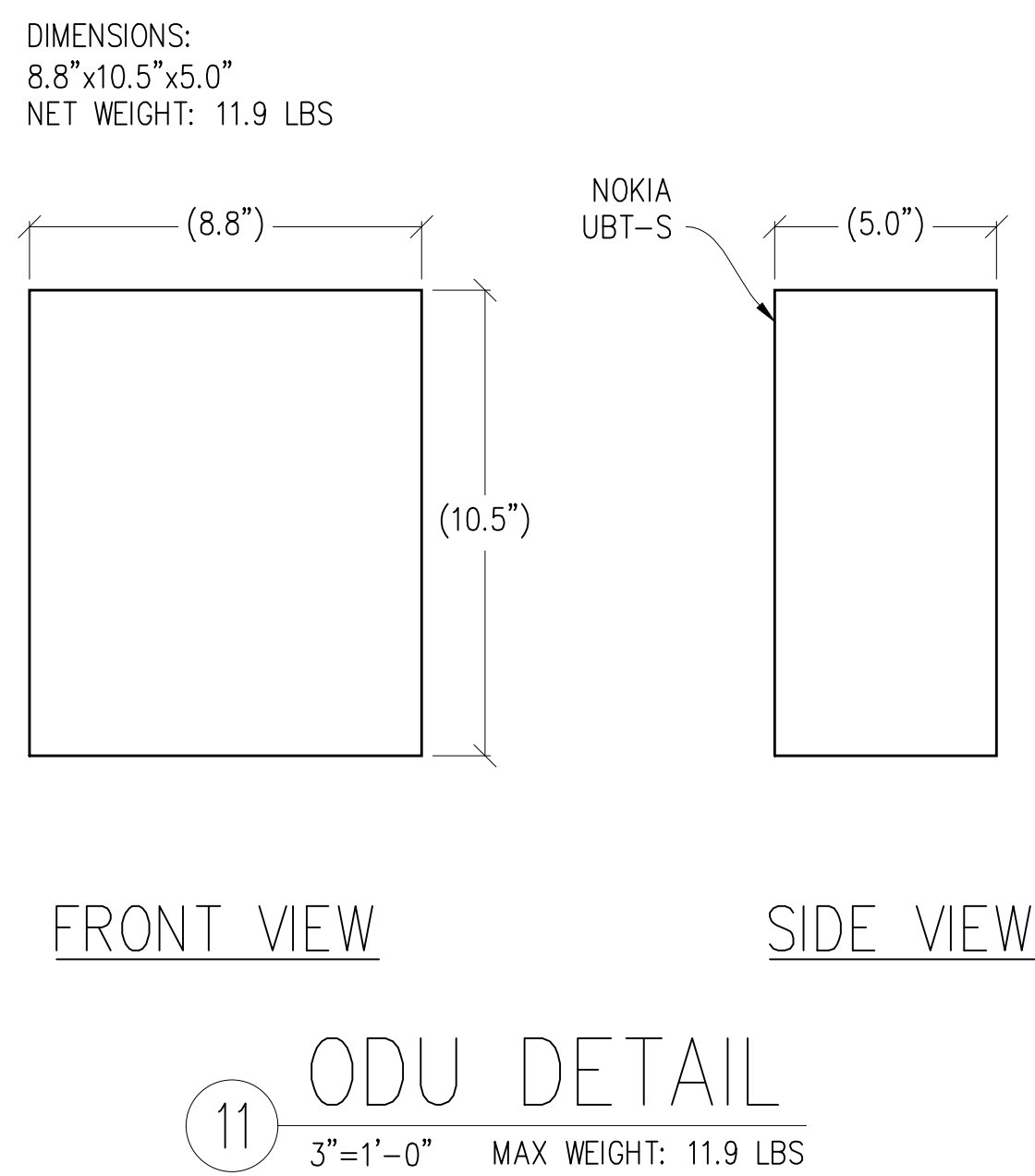
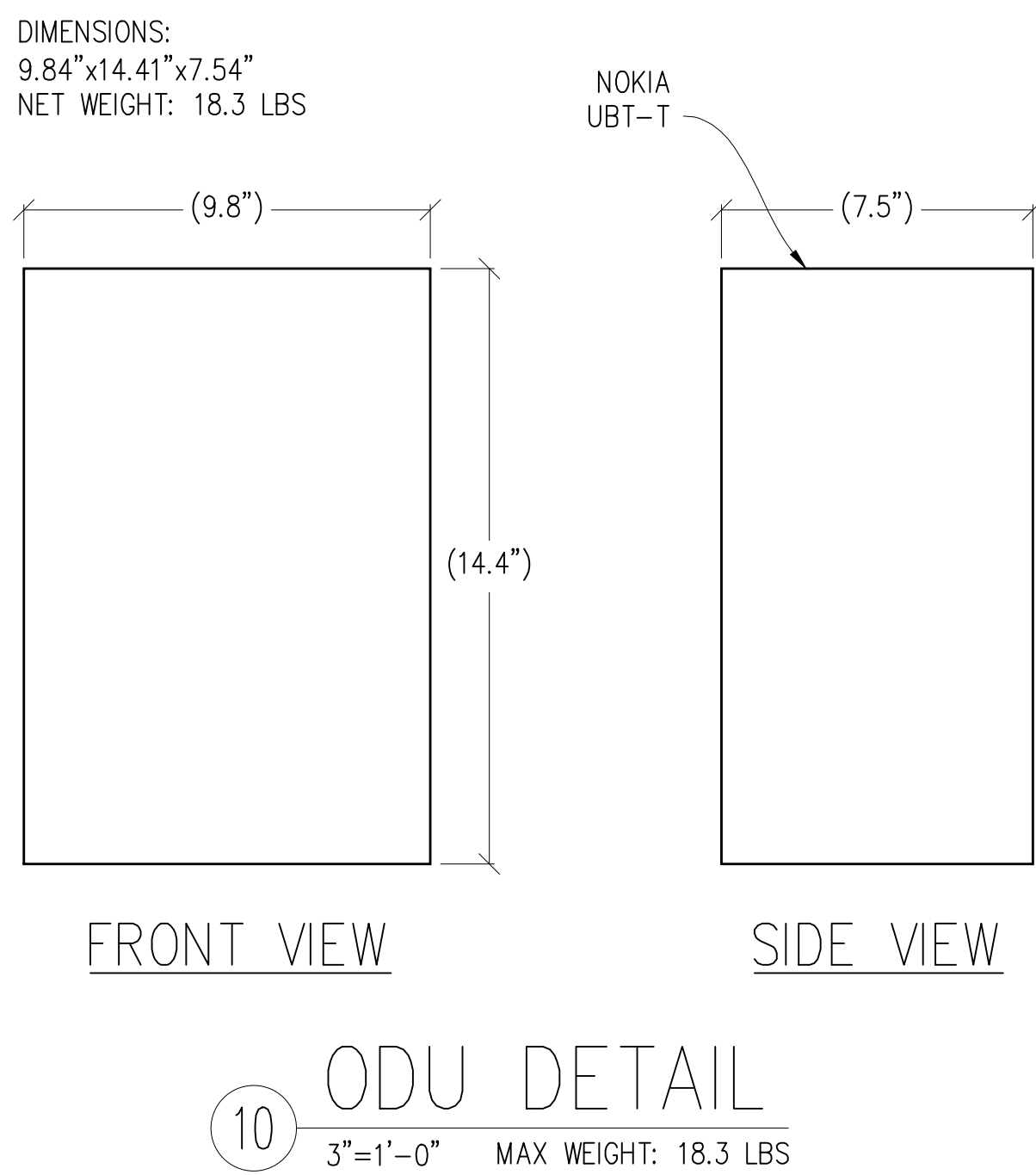
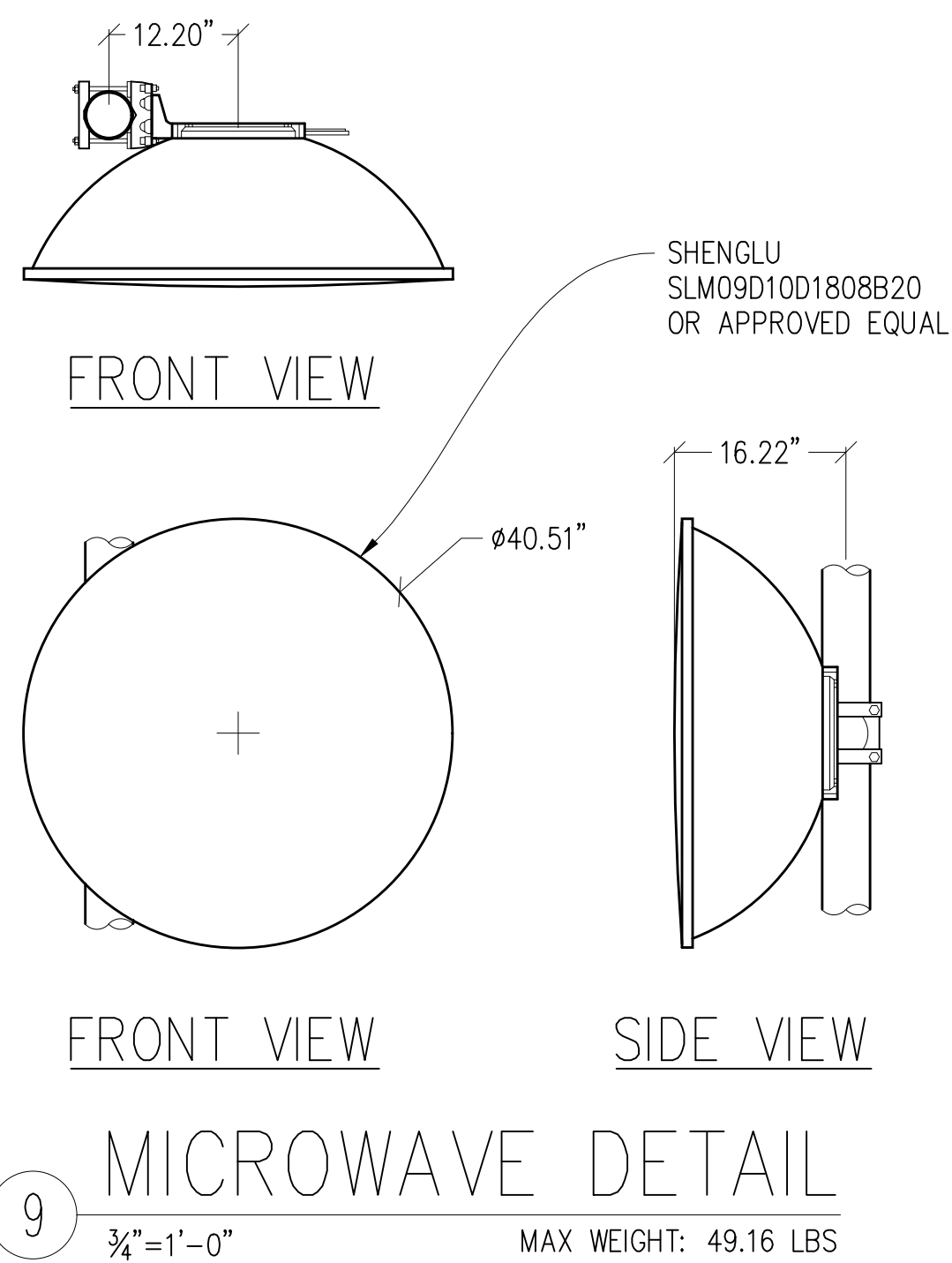
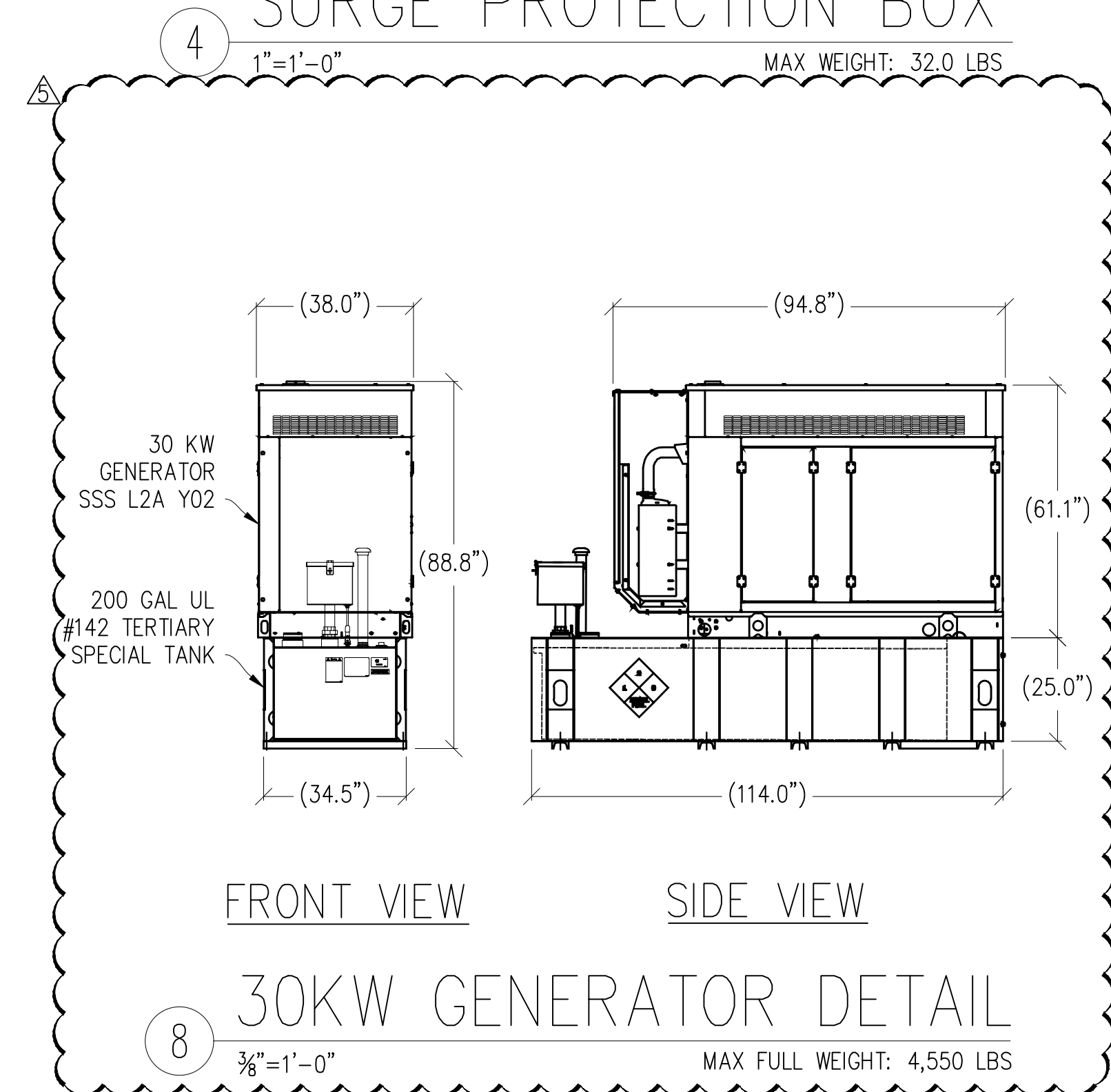
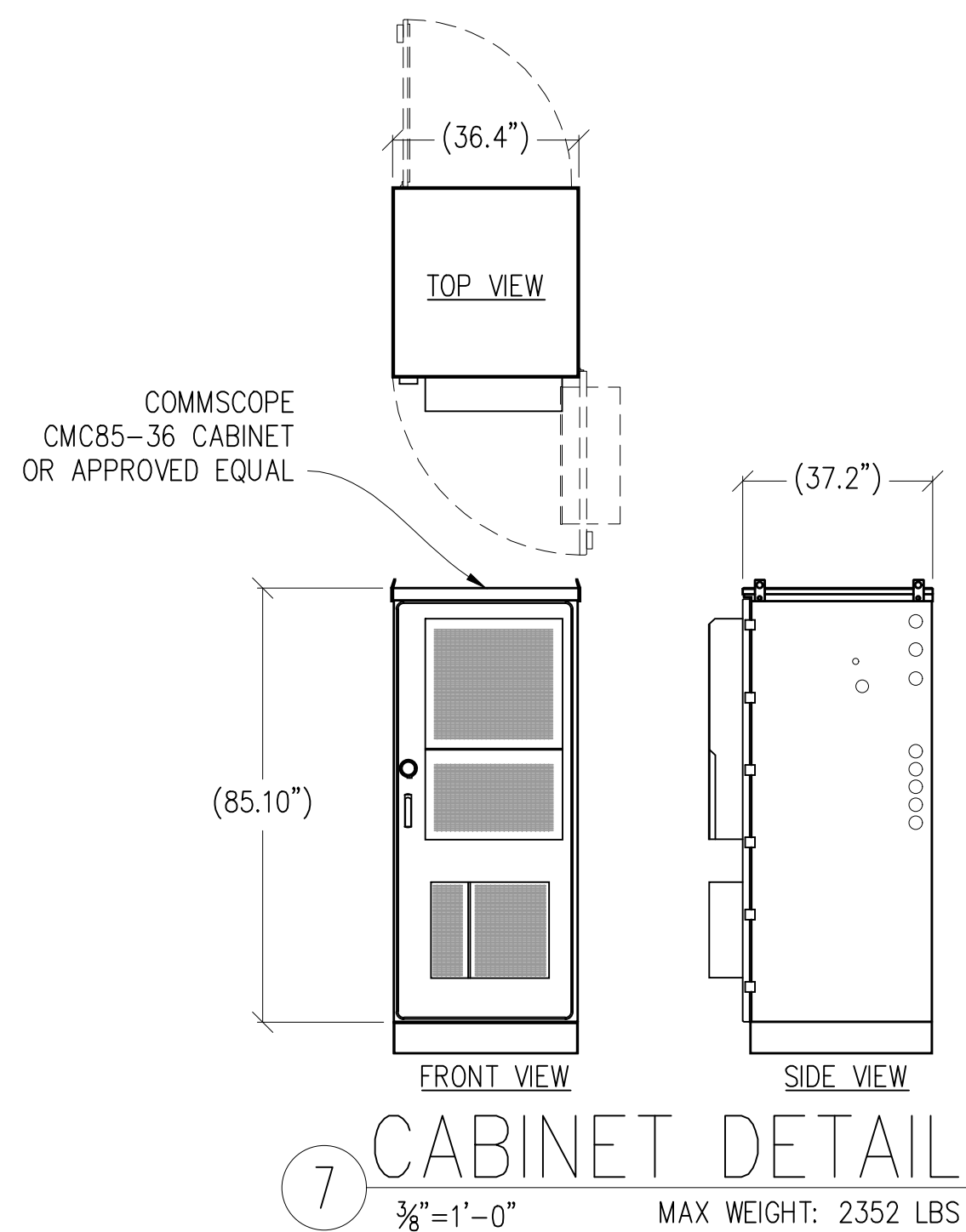
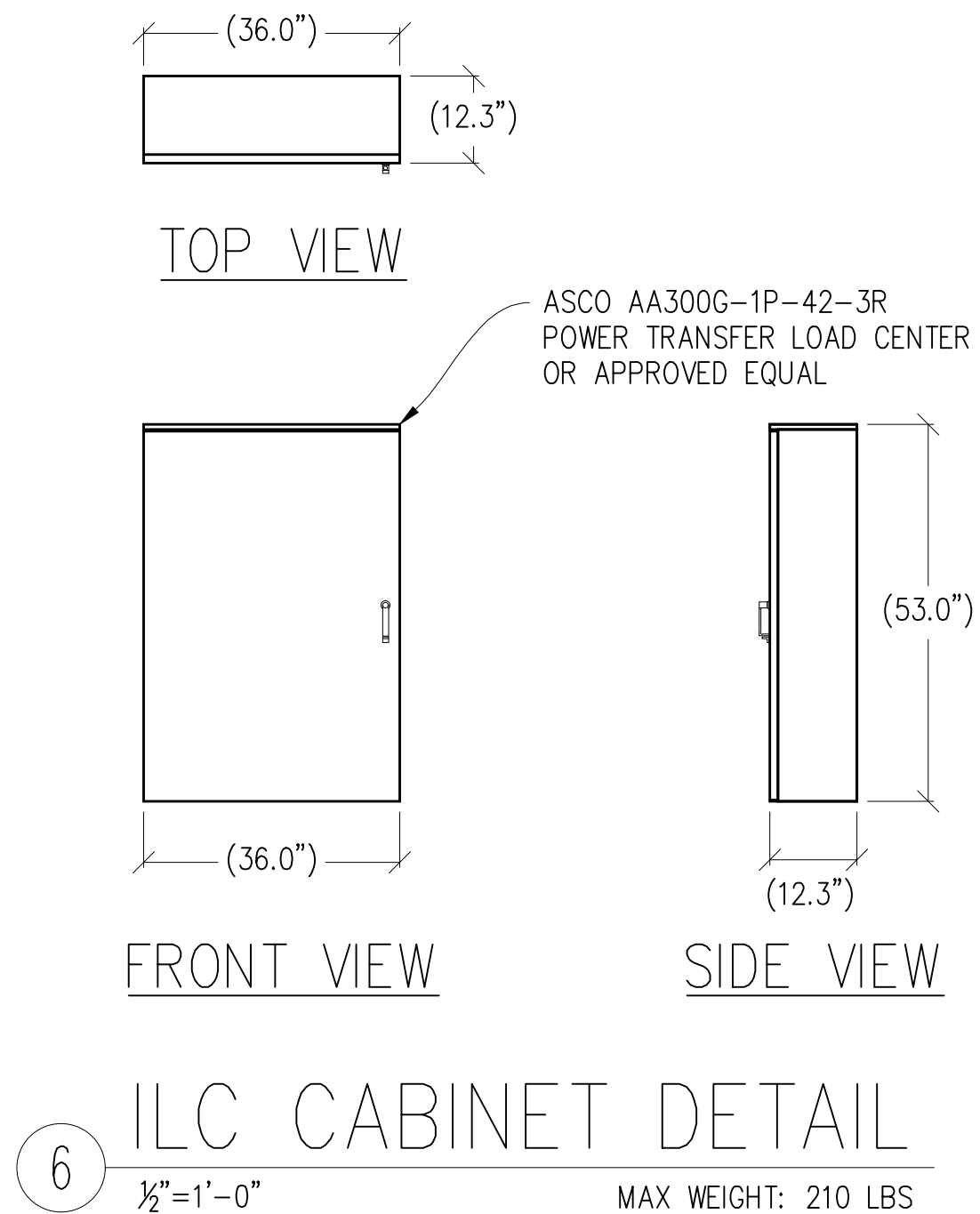
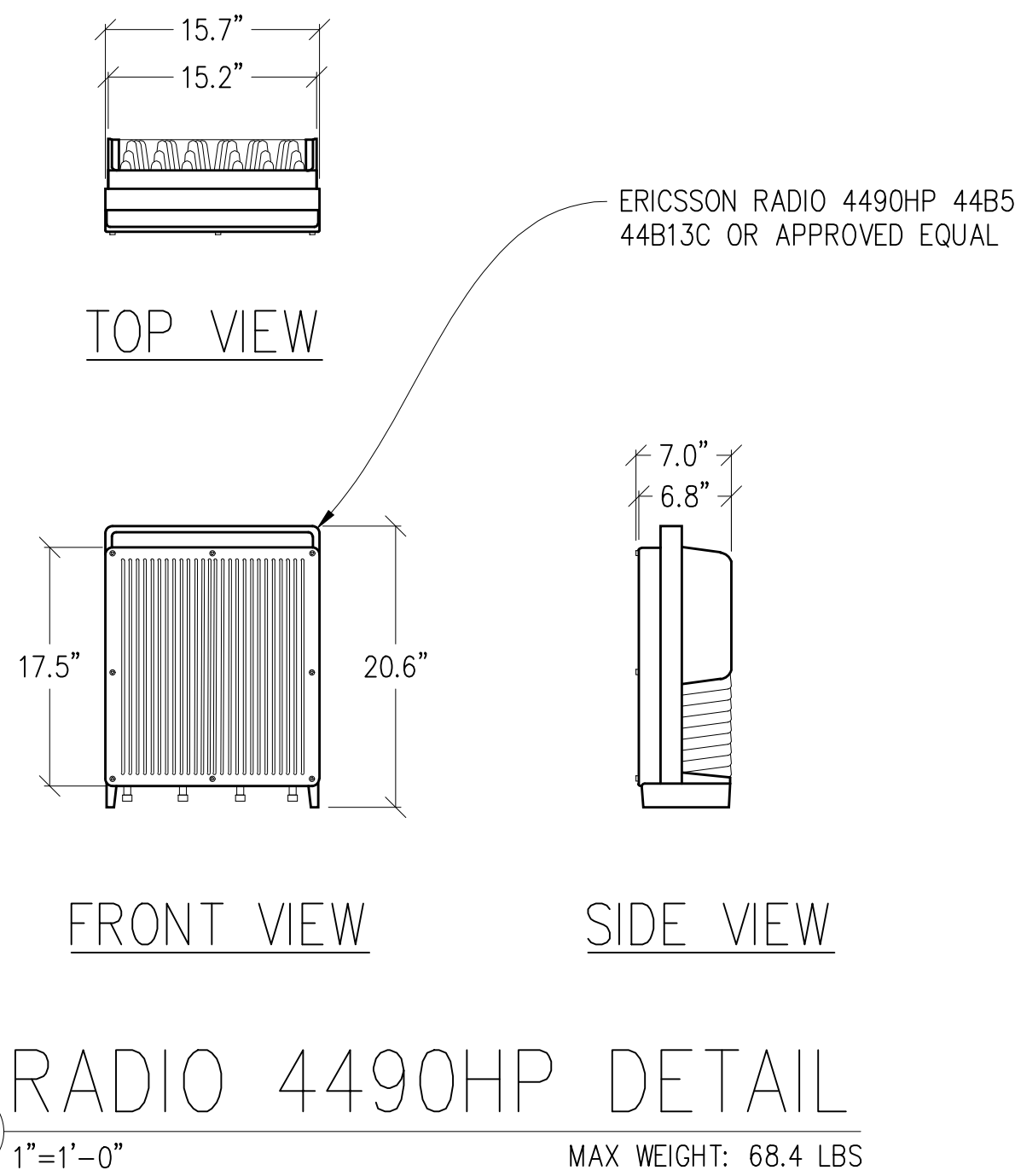
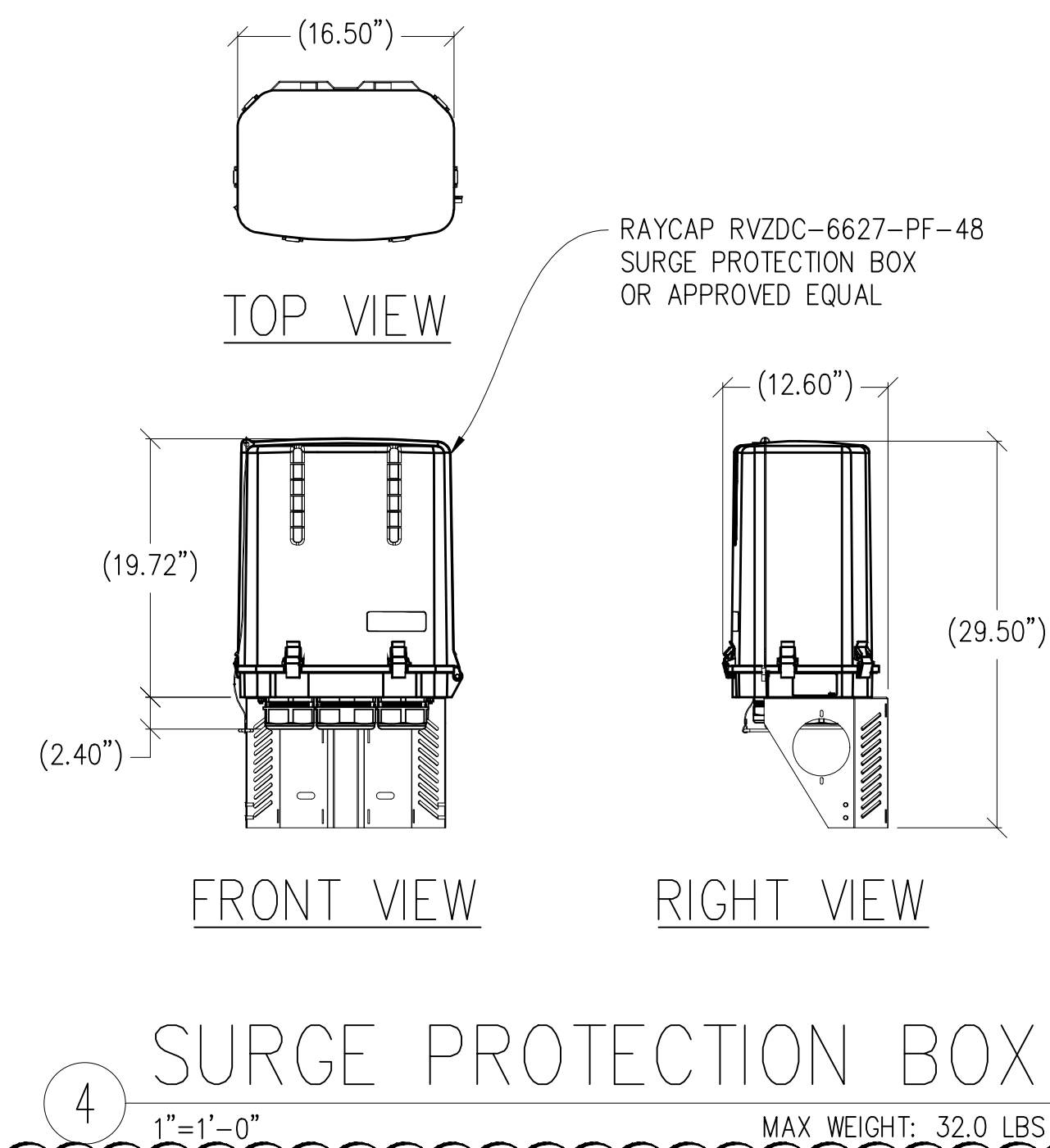
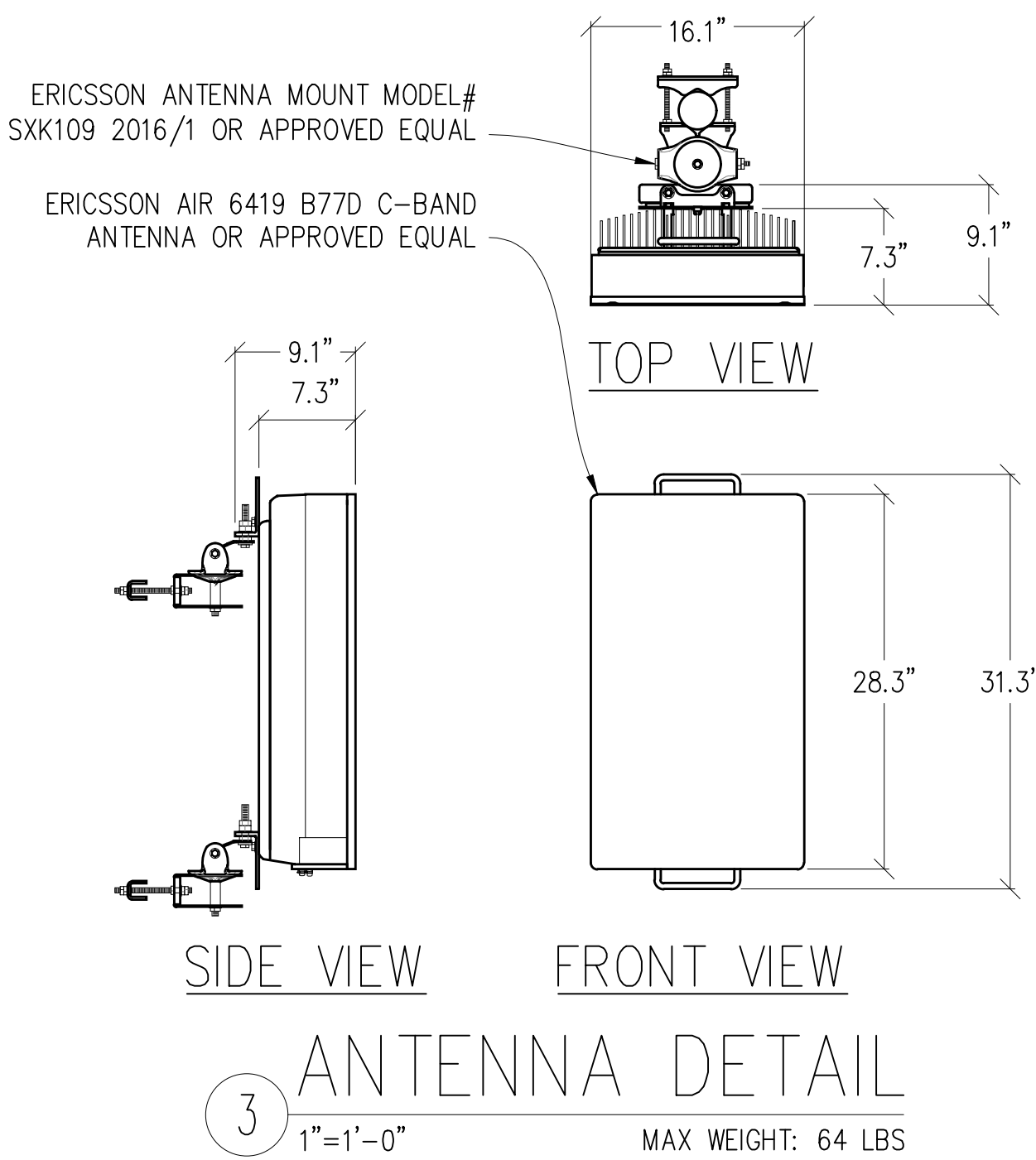
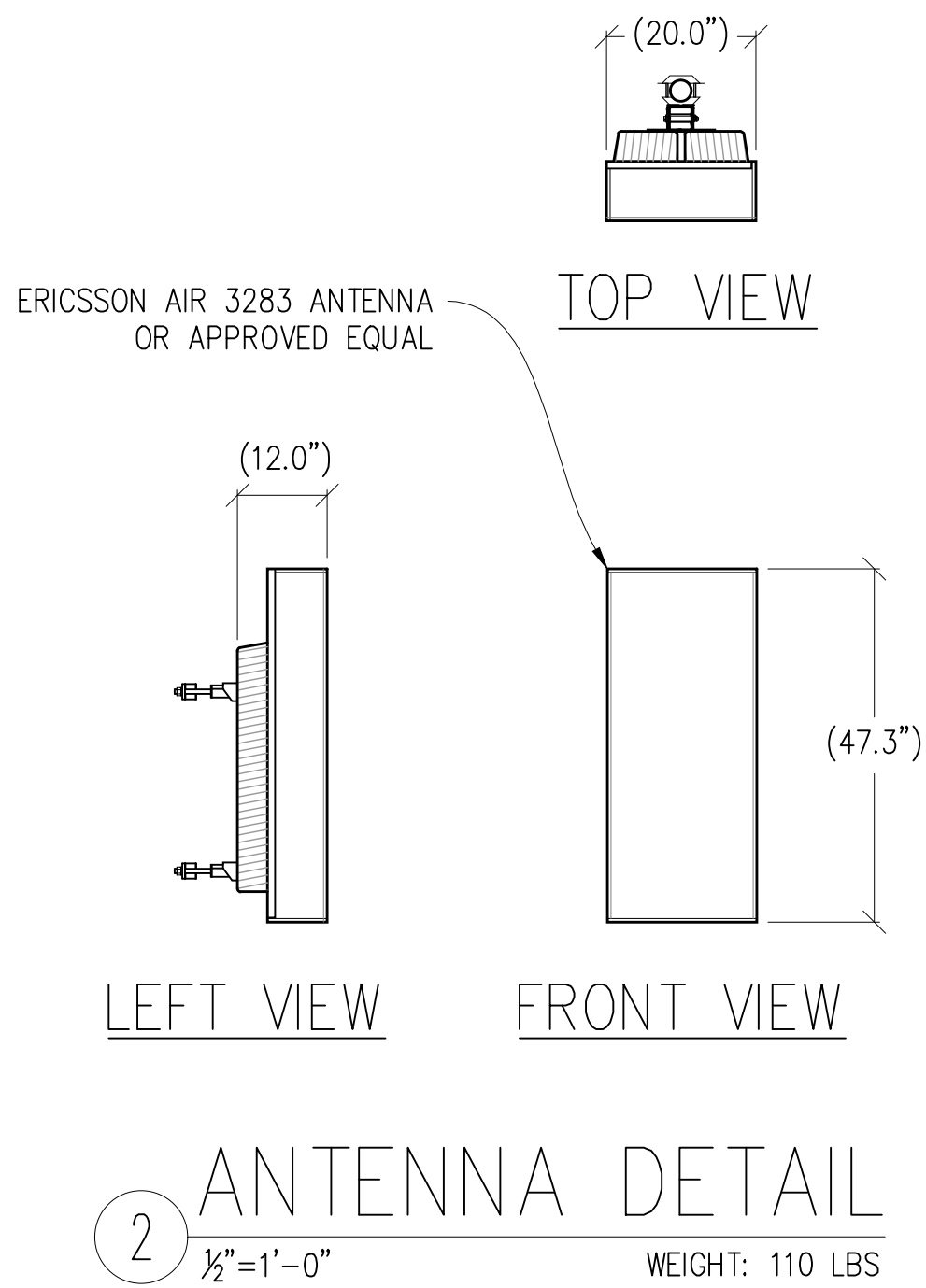
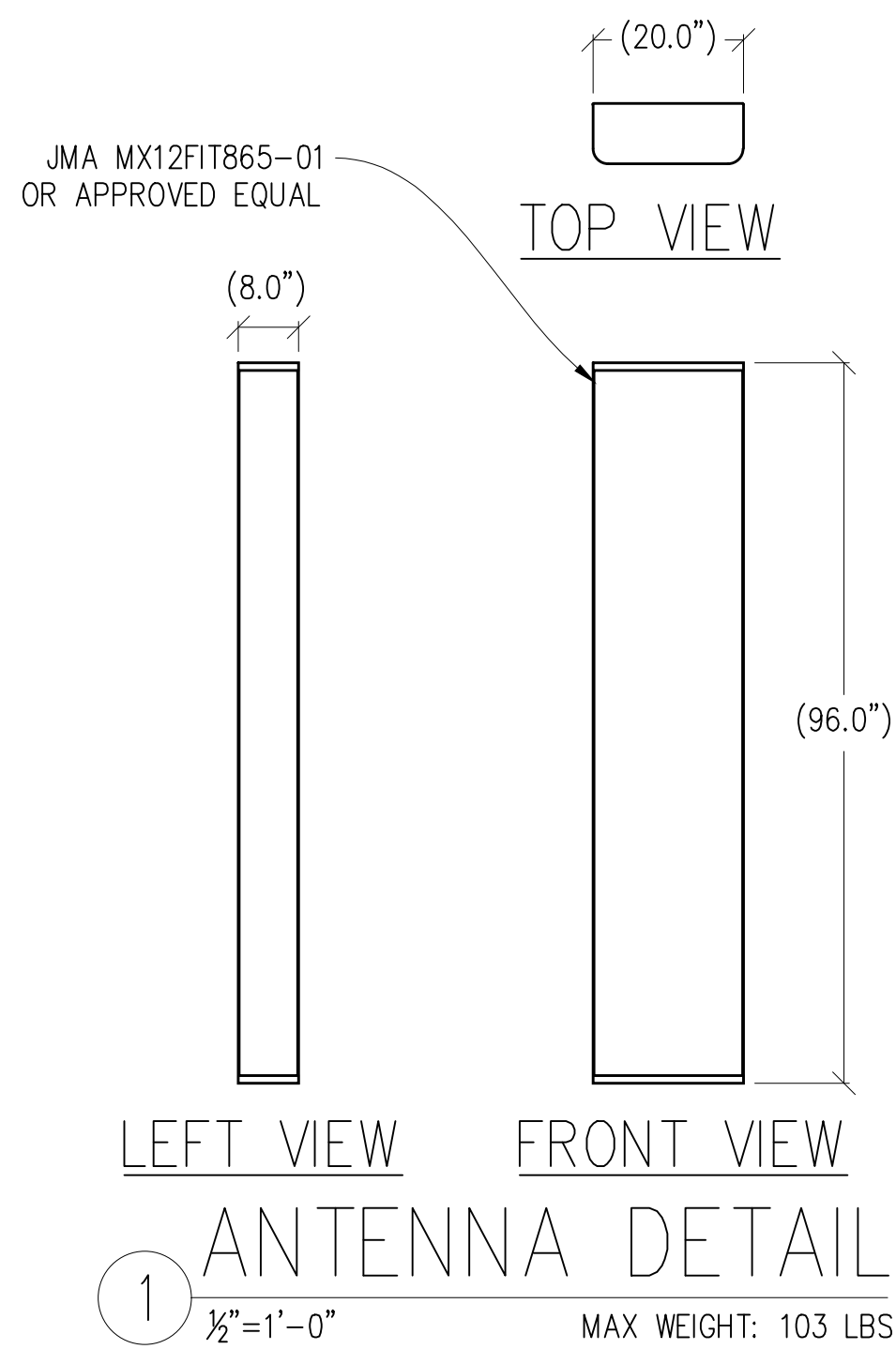
**Streamline Engineering**  
and Design, Inc.

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

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE. ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WITHOUT THE PROJECT'S CONTRACTOR'S PERMISSION, NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OF ANY PART OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF STREAMLINE ENGINEERING AND DESIGN, INC. IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEER'S ETHICS AND A VIOLATION OF THE PROFESSIONAL ENGINEER'S LICENSE. ANY VIOLATION OF THESE TERMS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

## 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

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

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:

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			
	2292	" "	" "	11	12	" "	" "		2292		
2292		" "	30/2	13	14	30/2	" "	2292			
	2292	" "	" "	15	16	" "	" "		2292		
2292		" "	30/2	17	18	—	BLANK				
	2292	" "	" "	19	20	—	" "				
		BLANK	—	21	22	—	" "				
		" "	—	23	24	—	" "				
		" "	—	25	26	—	" "				
		" "	—	27	28	—	" "				
		" "	—	29	30	—	" "				
		" "	—	31	32	—	" "				
		" "	—	33	34	—	" "				
		" "	—	35	36	—	" "				
		" "	—	37	38	—	" "				
1000		(N) GEN. HEATER	20/1	39	40	20/1	LIGHTS		300		
	300	(N) GEN. BATTERY CHARGER	20/1	41	42	20/1	GFI RECEPTACLE	180			
10198	9498	PHASE TOTALS					PHASE TOTALS	9348	9468		
TOTAL VA =	38512	TOTAL AMPS =	160								
TOTAL KVA =	38.51										

## E-1.1





1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 - [www.trileaf.com](http://www.trileaf.com)

June 13, 2025

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

Sent via email: [Trichardson@towerco.com](mailto:Trichardson@towerco.com)

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

Mr. Richardson,

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

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

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

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

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

Sincerely,

DREW HANE

Drew Hane  
Project Manager  
Trileaf Corporation

Attached:

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





U.S. Fish and Wildlife Service

# National Wetlands Inventory

## CA0715 Chester High - Wetlands Map



June 13, 2025

### Wetlands

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

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





## Plumas County Zoning

Parcel #100-270-006-00



100 m  
500 ft

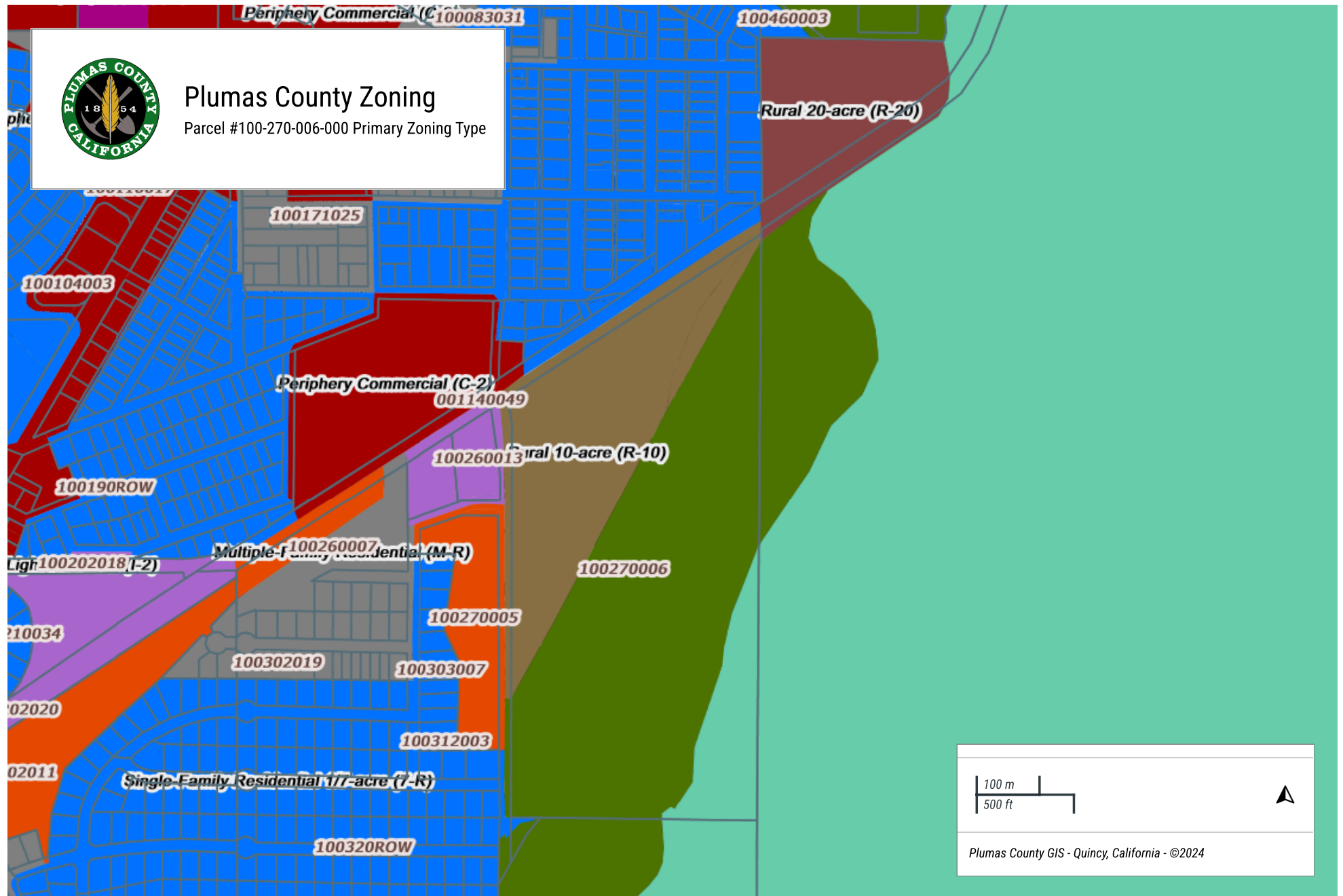






## Plumas County Zoning

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







## Parcel Query



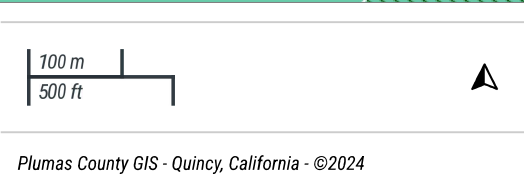
Plumas County GIS - Quincy, California - ©2023







# Plumas County Zoning





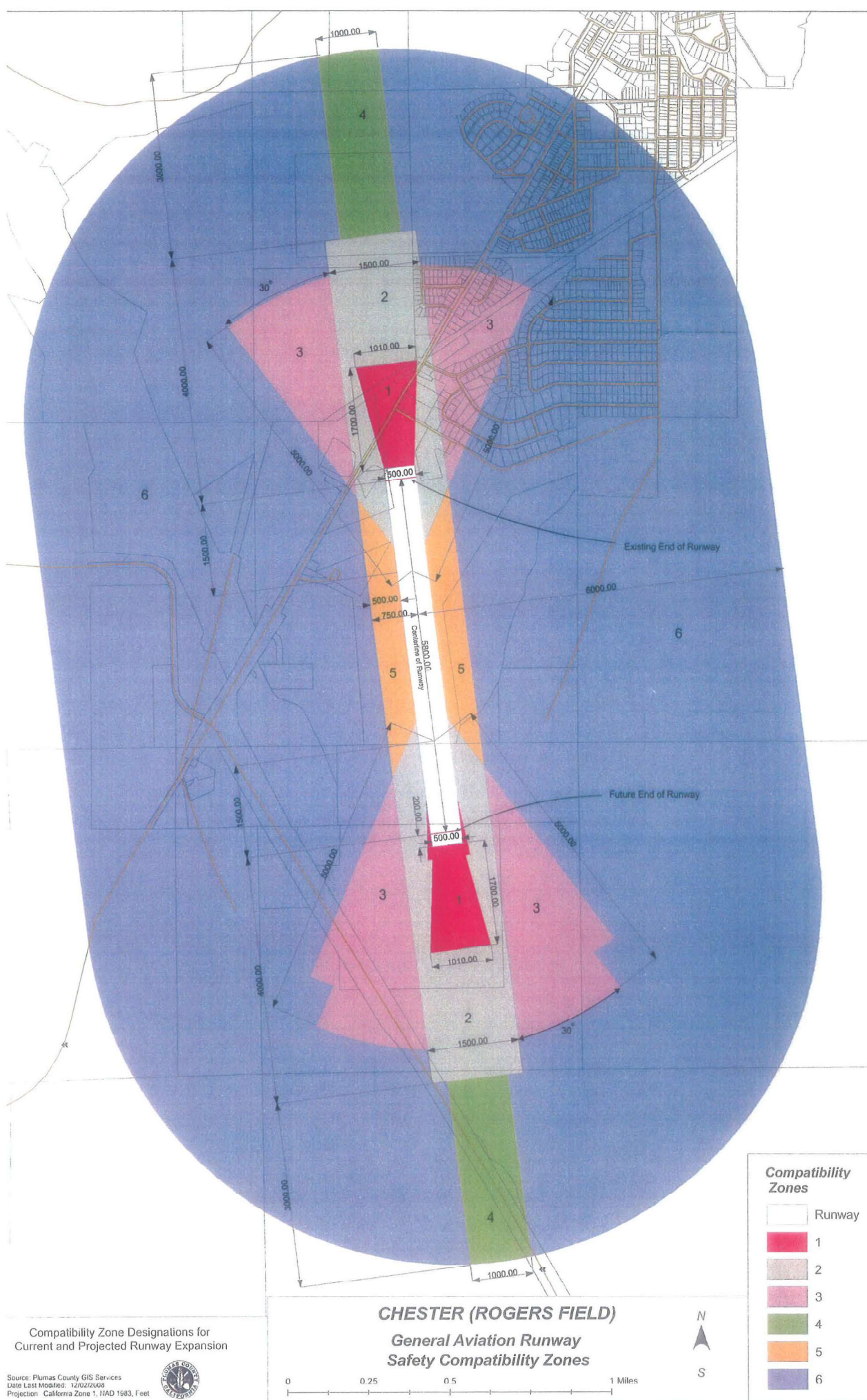


EXHIBIT 5





## Evans, Tim

---

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

Hi Tim,

I reviewed and no comments.

**Rob Thorman P.E.**

Public Works Director

**Phone:** 530-283-6495

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

1834 E Main Street

Quincy, CA 95971

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

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

---

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

Good Afternoon,

The Planning Department received a Special Use Permit application to allow the construction of a one hundred twenty-nine (129) foot telecommunications tower on the subject parcel zoned Rural ("R-10"). The applicant is Complete Wireless Consulting, Inc., and the property owner is Chester Public Utility District. The proposed project is located at 881 First Avenue, Chester, unincorporated Plumas County, CA; APN 100-270-006; T28N/R7E/Sec. 8, MDM.

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

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

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

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

**Please respond by October 23, 2025.** If you intend to respond, but cannot do so by **October 23, 2025**, please call me at (530) 283 - 6207 or email me at [TimEvans@countyofplumas.com](mailto:TimEvans@countyofplumas.com). Should you have any questions, please let me know.

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

Thank you for your assistance.

Regards,

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



Plumas County Planning Department

P: (530) 283-6207

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

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





# Plumas County Environmental Health

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

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

**DATE:** October 15, 2025

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

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

This is to notify you that this Department:

☒ APPROVES

☐ APPROVES SUBJECT TO:

☐ CANNOT APPROVE DUE TO THE FOLLOWING:

☐ FINDS THE APPLICATION INCOMPLETE DUE TO:

No comments.

Sincerely,

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

Rob Robinette, Director

## Evans, Tim

---

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

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

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

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

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

Good Afternoon,

The Planning Department received a Special Use Permit application to allow the construction of a one hundred twenty-nine (129) foot telecommunications tower on the subject parcel zoned Rural ("R-10"). The applicant is Complete Wireless Consulting, Inc., and the property owner is Chester Public Utility District. The proposed project is located at 881 First Avenue, Chester, unincorporated Plumas County, CA; APN 100-270-006; T28N/R7E/Sec. 8, MDM.

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

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

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

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

**Please respond by October 23, 2025.** If you intend to respond, but cannot do so by **October 23, 2025**, please call me at (530) 283 - 6207 or email me at [TimEvans@countyofplumas.com](mailto:TimEvans@countyofplumas.com). Should you have any questions, please let me know.

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

would allow the proposed use and the variance previously sent for agency review would allow the increase in telecommunication tower height related to the proposed use.

Thank you for your assistance.

Regards,

**Tim Evans**

***Senior Planner – Extra Help***



Plumas County Planning Department

P: (530) 283-6207

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

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

--

**Robert Gray**  
**Fire Chief**

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



## Evans, Tim

---

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

Hi Tim,

No comments from Engineering on this project. Thanks,

Evan Hasse  
530.616.5102  
530.283.6209 Office

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

---

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

Good Afternoon,

The Planning Department received a Special Use Permit application to allow the construction of a one hundred twenty-nine (129) foot telecommunications tower on the subject parcel zoned Rural ("R-10"). The applicant is Complete Wireless Consulting, Inc., and the property owner is Chester Public Utility District. The proposed project is located at 881 First Avenue, Chester, unincorporated Plumas County, CA; APN 100-270-006; T28N/R7E/Sec. 8, MDM.

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

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

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

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

**Please respond by October 23, 2025.** If you intend to respond, but cannot do so by **October 23, 2025**, please call me at (530) 283 - 6207 or email me at [TimEvans@countyofplumas.com](mailto:TimEvans@countyofplumas.com). Should you have any questions, please let me know.

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

Thank you for your assistance.

Regards,

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



Plumas County Planning Department

P: (530) 283-6207

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

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

## **Memo to File**

Date: 10/15/2025

To: File

From: Tim Evans, Senior Planner

RE: Comment from Chester Public Utility District concerning Special Use Permit U 3-24/25-07  
and Variance V 8-25/26-02

---

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

**From:** [Bryant, Claire@Wildlife](mailto:Bryant.Claire@Wildlife)  
**To:** [Evans, Tim](#)  
**Cc:** [Wildlife R2 CEQA](#); [Stanfield, Melissa@Wildlife](mailto:Stanfield, Melissa@Wildlife); [Kilgour, Morgan@Wildlife](mailto:Kilgour, Morgan@Wildlife); [Sheya, Tanya@Wildlife](mailto:Sheya, Tanya@Wildlife)  
**Subject:** CDFW Comments on the preliminary review for U-24/25-07  
**Date:** Friday, November 7, 2025 3:30:11 PM  
**Attachments:** [image001.png](#)

---

You don't often get email from [claire.bryant@wildlife.ca.gov](mailto:claire.bryant@wildlife.ca.gov). [Learn why this is important](#)

**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.**

Dear Tim Evans:

The California Department of Fish and Wildlife (CDFW) received and reviewed the preliminary review and consultation from Plumas County Planning Department for the Special Use Permit U-24/25-07 (Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines. <sup>[1]</sup>

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

## **CDFW ROLE**

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Fish & G. Code, § 1802.) Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.)



Likewise, to the extent implementation of the Project as proposed may result in “take” as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

## **PROJECT DESCRIPTION SUMMARY**

-

The Project site is located at 881 First Avenue, Chester, CA 96020; Assessor Parcel Number 100-270-006.

The Project consists of construction of a new cellular tower with fence and gate, in a 70-foot by 45-foot area adjacent to a previously developed area associated with operations of the Chester Public Utility District. The activity will also include installing concrete pads, a utility pole, and utility vaults; all with associated groundwork. Three trees are identified in project plans for removal. An existing vehicle access road will be used but not altered.

## **COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations below to assist Plumas County Planning Department in adequately identifying and, where appropriate, mitigating the Project’s significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources

CDFW is primarily concerned with the project impacts to nesting migratory birds and birds of prey:

### **Comment 1: Migratory Birds and Birds of Prey**

Issue: This project is adjacent to suitable nesting and foraging habitat for raptors and migratory birds, and the provided project plans reflect the intent to remove up to three pine trees. The California Natural Diversity Database (CNDDB) shows multiple records of Osprey, (*Pandion haliaetus*), American Goshawk (*Astur atricapillus*) and Bald Eagles (*Haliaeetus leucocephalus*) within three miles of the project area, all are tree nesting species that may be impacted by project activities including direct take from tree removal. Bald Eagles are a fully protected species under fish and game code 3511, and covered by the federal Bald and Golden Eagle Protection Act. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) (16 U.S.C., §§ 703-712). CDFW implemented the MBTA by adopting the Fish & G. Code section 3513. Fish & G. Code sections 3503, 3503.5 and 3800 provide additional protection to nongame birds, birds of prey,

Issue: CNDDDB records show occurrences of CNPS ranked 1B.3 and 2B plants within the project area and adjacent properties. CEQA guidelines require impacts to rare species be analyzed. The environmental document contains no analysis of potential impacts to California Rare Plants that may be present within the project area.

Recommendation: CDFW recommends special-status plant species surveys be conducted by a qualified biologist in accordance with the field methodology portion of the “*Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW, March 20, 2018).” These surveys should occur across the appropriate blooming times for the special-status plant species with potential to be present in the project area, prior to the start of project activities. If any special-status plant species are present and will be affected by the project, adequate avoidance measures, such as avoidance buffers, should be developed and incorporated into the environmental document.

### **Comment 3: Streambed Alteration Notification**

Issue: The project location is adjacent to an unnamed tributary to Lake Almanor. The environmental document should identify all the areas under CDFW's jurisdiction per section 1602 of the Fish & G. Code. These areas include all perennial, intermittent, and ephemeral rivers, streams, and lakes, including ponds and drainages, in the State and any habitats supported by these features such as lake shorelines and riparian habitats. If these jurisdictional features are found within the Project limits or its vicinity, the environmental document should identify any potential impacts to these resources. The environmental document should include a delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed Project including an estimate of impact to each habitat type. Please note that the CDFW definition of wetlands as well as extent of the jurisdictional areas differ from other agencies such as the U.S. Army Corps of Engineers or the Regional Water Quality Control Board. The environmental document should identify the different jurisdictional areas present within the Project limits under each agency.

Recommendation: If project activities will impact the bed, bank, or channel of this stream, or deposit materials where it may pass into the stream the project applicant is required to notify CDFW under Fish and Game Code 1602. Further information on CDFW's Streambed Alteration Program and our online permitting portal can be found at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>.

## **ENVIRONMENTAL DATA**

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link:

<https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address:

[CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov).

## **FILING FEES**

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

## **CONCLUSION**

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov).

CDFW appreciates the opportunity to comment on this preliminary review and consultation for the Special Use Permit U-24/25-07 to assist Plumas County Planning Department in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. Questions regarding this letter or further coordination should be directed to Claire Bryant, Environmental Scientist, at 530-333-7748 or [claire.bryant@wildlife.ca.gov](mailto:claire.bryant@wildlife.ca.gov).

Sincerely,

[Claire Bryant](#)

Environmental Scientist

CDFW Region 2  
(530) 333-7748

---

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

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Good Afternoon,

The Planning Department received a Special Use Permit application to allow the construction of a one hundred twenty-nine (129) foot telecommunications tower on the subject parcel zoned Rural ("R-10"). The applicant is Complete Wireless Consulting, Inc., and the property owner is Chester Public Utility District. The proposed project is located at 881 First Avenue, Chester, unincorporated Plumas County, CA; APN 100-270-006; T28N/R7E/Sec. 8, MDM.

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

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

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

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

**Please respond by October 23, 2025.** If you intend to respond, but cannot do so by **October 23, 2025**, please call me at (530) 283 - 6207 or email me at [TimEvans@countyofplumas.com](mailto:TimEvans@countyofplumas.com). Should you have any questions, please let me know.

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



**telecommunication tower height related to the proposed use.**

Thank you for your assistance.

Regards,

**Tim Evans**

***Senior Planner – Extra Help***



Plumas County Planning Department

P: (530) 283-6207

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

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

---

<sup>[1]</sup> CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

**EXHIBIT 13**  
**CONDITIONS OF APPROVAL**  
**SPECIAL USE PERMIT U 3-24/25-07**  
**TOWERCO LLC AND VERIZON WIRELESS**

**Plumas County Planning Department**

1. The special use permit for the operation of a “telecommunications facility” use (project) is approved in conformance with the revised Special Use Permit application submitted 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. All building permits for the construction of the facility shall include a note 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. All building permits for the construction of the facility shall include a note 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. A performance security shall be submitted that meets the requirements of Plumas County Code Sec. 9-2.4107(d) as set forth below:
  - A. The applicant shall post a performance bond in an amount and form determined by the Planning Director that is sufficient to cover the cost of removal and site remediation in the event the facility is abandoned or subject to a revoked permit; or
  - B. The applicant shall deliver to the County an instrument of credit or letter of credit, indexed for inflation and in a form acceptable to County Council, issued by a financial institution subject to regulation by the state or federal government, guaranteeing payment to the County of the funds available pursuant to the instrument of credit or letter of credit, upon demand of the County, to cover the County's cost of removal and site remediation in the event the facility is abandoned or subject to a revoked permit; or
  - C. The permittee, operator(s), and, if on private property, the real property owner(s) shall enter into and cause to be recorded in the Official Records of Plumas County, a preliminary lien agreement against the facility, all related personal property, and, if applicable, all real private property on which

the facility was located to cover the County's cost of removal and site remediation in the event the facility is abandoned or subject to a revoked permit. The last-known permittee or its successor in-interest, operator(s), and, if on private property, the real property owner(s) shall be jointly and severally liable for all costs incurred by the County in connection with removal and site remediation, if the County has to do so; or

- D. The applicant shall deliver to the County other security instrument, indexed for inflation and acceptable to County Counsel.
6. Pursuant to Plumas County Code Sec. 9-2.4107(e), *Indemnification*, prior to the issuance of the building permit, the applicant shall enter into a defense and indemnification agreement with the County in a form acceptable to the County.
7. Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (e), *Lighting*, all telecommunications facilities shall orient and shield lighting so as to not be intrusive to any residential surrounding areas. All shielding and orienting of lights shall comply with applicable authority's requirements, such as shielding for warning lights complying with FAA requirements.
8. Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (f), *Signs*, display of warning and equipment information is allowed, but commercial displays or advertising are not permitted.
9. Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (i), *Vehicle access*, requires the road serving the telecommunications facility, specifically the portion which the applicant controls, to have an unobstructed horizontal traveled surface not less than fourteen (14) feet in width, excluding shoulders, and a minimum unobstructed vertical clearance of fifteen (15) feet. The site plan submitted with the building permit(s) to construct the facility shall indicate the vertical and horizontal measurements of the access road, as well as the load rating.
10. Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (l)(1), the applicant shall fulfill the following requirement:
  - A. A biennial RF/EMF emissions report, prepared in accordance with FCC reporting standards, shall be submitted to the Plumas County Planning Department by the facility owner or operator demonstrating facility compliance with FCC OET Bulletin 65: provided however, if no changes have been made to the facility during the reporting period that would materially increase the RF/EMF emissions at the facility, a written certification of such shall be submitted in lieu of said report.
11. Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (o), *Maintenance*, the applicant shall fulfill the following requirement:
  - A. Site and the facility, including accessory building(s), fencing, paint used to demonstrate caution, landscaping, lighting (aviation warning lights, etc.), and all related equipment shall be maintained in accordance with all approved plans and on a routine basis for the life of the facility. The following requirements shall be adhered to:
    - i. Maintenance hours shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Saturday, excluding emergency repairs.
    - ii. In the case of failure or malfunction of an antenna structure identification or warning light system, all reporting and corrective work shall be accomplished in accordance with the then-current requirements established by the FAA.

12. Pursuant to Plumas County Code Sec. 9-2.4108, *General Requirements*, subsection (m), *Landscaping*, as the facility is located on a large, wooded lot, zoned Rural ("R-10"), the natural growth and trees shall suffice for the landscape screen – no additional landscaping is required.
13. Pursuant to Plumas County Code Sec. 9-2.414, *Parking and loading*, one (1) parking space for each employee working at one time is required. The site plan submitted with the building permit(s) for construction of the facility shall have no less than one (1) parking space. Any parking and loading requirements may be modified, as necessary, by the Planning Director.
14. Any violation of any of the conditions of approval of the special use permit shall be punishable as set forth in Article 12, Administration and Enforcement, of Chapter 2, Zoning, of Title 9, Planning and Zoning, of the Plumas County Code.
15. The special use permit is to be signed by the applicant/property owner and returned to the Planning Department within forty (40) days of the date of approval or the permit will be voided.

### **Plumas County Building Department**

16. 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 Special Use Permit.