

SIERRA COUNTY

Department of Planning and Building

P.O. Box 530

Downieville, California 95936

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Tim Beals
Director

SIERRA COUNTY PLANNING COMMISSION MEETING AGENDA

THURSDAY, JULY 21, 2016 10:00 AM

SIERRAVILLE RANGER STATION

CARL SCHOLBERG ROOM

317 S. LINCOLN AVE

SIERRAVILLE, CALIFORNIA

The Sierra County Planning Commission welcomes you to its meetings which are regularly scheduled for the second Thursday following the first Tuesday of each month. Special meetings may be called from time to time and the meeting location, time, and date will be announced at the appropriate time as required by law. The meeting agenda contains a brief, general description of each item to be considered. If you wish to speak on any matter that does not appear on the meeting agenda, you may do so during the agenda item entitled "Public Comment to the Commission".

When addressing the Planning Commission, please walk to the podium and, after having received recognition from the Chairman, give your name and offer your comments and your questions. Please address the Planning Commission as a whole through the Chairman. Comments made to individual Planning Commissioners or staff members are not permitted.

Supporting documentation for meeting agenda matters is available for public review in the Office of the County Planning Department located in the annex building directly across from the Sierra County Courthouse, Downieville, California, 95936, during regular business hours.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Secretary to the Planning Commission 72 hours prior to the meeting at (530) 289-3251 or toll free at 1-800-655-3251.

1. **10 a.m.-CALL TO ORDER –ROLL CALL-INTRODUCTIONS**
2. **APPROVAL OF AGENDA**
July 21, 2016
3. **APPROVAL OF MEETING MINUTES**
March 10, 2016
4. **CORRESPONDENCE**

All items of correspondence which are listed below may be acted upon by the Planning Commission. If items of communication or correspondence are not listed, the item may be referred to staff members or to a committee or placed upon any future meeting agenda for action as may be necessary

5. PUBLIC COMMENT TO THE COMMISSION

The Planning Commission provides a period of time for the public to address the Commission on any matter not included upon the meeting agenda. Persons speaking are limited to three (3) minutes, except as otherwise provided by law, no action or discussion shall be taken or conducted on any item not appearing on the meeting agenda. Testimony related to an item on the meeting agenda should be provided when the specific agenda item is being considered by the Planning Commission.

6. PRESENTATION AND WORKSHOP SESSIONS

The Planning Commission allows time for guest presentations on matters of general or specific interest to the Commission or for conducting educational or technical workshops.

7. PUBLIC HEARINGS

The Planning Commission conducts all public hearings in accordance with its governing by-laws as approved by the Commission and in accordance with Sierra County Resolution 76-80 entitled “Rules of Conduct”.

7.1 Shannon McDougal (Verizon Wireless) Applicant, Sierra-Plumas Joint Unified School District Landowner: Consideration of a Conditional Use Permit and Zoning Variances to allow the installation of a 90’ “monopine” wireless antenna with appurtenant equipment within a 30’x30’ leased area in the rear yard of the former Sierraville Elementary School. The equipment would exceed the local zoning restriction on maximum height, side and rear yard setbacks. Planning staff’s preliminary environmental assessment: exempt under CEQA Guidelines Sections 15303 and 15305.

8. BUSINESS REQUIRING ACTION

9. PLANNING STAFF REPORTS

9.1 Proposed Amendment to Part 32 Floodplain Management Ordinance as directed by the Board of Supervisors.

10. COMMISSION MEMBER REPORTS

11. ADJOURNMENT



Planning Commission Staff Report

July 21, 2016

PC EXHIBIT 1

Project: Verizon Wireless SUP
PD File No. 1631
Staff Rec. No.: 1167
Request: Conditional Use Permit & Zone Variance
Location: 305 So. Lincoln, Sierraville
APN: 015-080-006
Planner: Brandon Pangman

Property Owner

Sierra Plumas Joint Unified School District
109 Beckwith Road
Loyalton, CA 96118

Applicant

Verizon Wireless c/o Shannon McDougall
1150 Ballena Bay Blvd., # 259
Alameda, CA 94501

1. Staff Recommendation

Staff recommends that the Planning Commission find that a categorical exemption is appropriate under CEQA for this project, and *approve* the Conditional Use Permit (CUP) and Zone Variances subject to the findings and conditions of approval contained in this staff report.

2. Project Description

The Applicant is requesting two entitlements:

- *Conditional Use Permit* (SCC §20.14 et seq.)
- *Zone Variance* (SCC §15.24.030)

The applicant is requesting a Conditional Use Permit to allow the placement of a 90 ft. tall "monopine" cell tower camouflaged as a pine tree in the Residential One Family (R1) District. Zoning variances are also requested, from the 35' height limitation, and the minimum side and rear yard setbacks.

3. Background & Analysis

3.1 *Project Setting & Background*

The project site is a 30'x30' leased area in the northwest corner of the rear yard of the former Sierraville Elementary School. The school was closed several years ago and the facilities are still maintained and operated for public uses, including a playground, tennis and basketball courts,

and classroom space for community meetings, art classes, etc. The rear yard area is a grassy field with a small ramada over a picnic bench. The proposed cell tower (“monopine”) and associated equipment would be located in the back corner of this rear yard area, near the fence lines to preserve as much open space as possible as well as provide some setback from the nearby water ditch (see below).

If the variances are approved, the cell tower and facilities would be located approximately 22’ from the rear property line (a three foot variance), and one (1) foot from the north/side property line (a four foot variance). It would also allow an exceedance of the 35’ height limitation by 55 feet—to 90 feet overall. Preliminary project plans, site plans, an aerial photo and “before/after” mock-ups are provided in Appendices to this staff report.

A storm water and agricultural conveyance ditch runs along the western (rear) property line (representing approx.. 22’ setback from this water feature as well); however, Sierra County Code section 15.12.060(c)4 allows reduced setbacks within the community of Sierraville, to the extent ‘feasible.’ (I.e., there is no minimum setback from the high water line of this ditch.)

The project is located in the FEMA special flood hazard area (“100 year floodplain,” Zone A). The applicant has shown on the preliminary plans that the proposed electrical and mechanical equipment will be elevated. In conjunction with the subsequent building permit/s the Planning Department will ensure that the provisions of Sierra County Code Part 32 - Floodplain Management are properly enforced, requiring proper elevation and flood-proofing of the proposed facilities.

Surrounding land uses are as follows: directly to the north is a 2.26 ac. parcel containing the Cal Trans highway maintenance equipment yard; to the south is the 4.39 ac. USFS ranger station. To the west are large-acreage agricultural parcels under Williamson Act (agricultural preserve) contract. Across the street (Hwy 89) to the east is the small Post Office building, surrounded by acres of open space and ag. land. The closest residences are approximately 400-500 feet to the north.

While predominantly residential, open space and agricultural land in the vicinity, there are some conifer trees at the school site nearby which may help the proposed “monopine”-camouflaged cell tower seem less obvious or out-of-place in this small, rural community.

3.2 General Plan & Zoning

The zoning has remained unchanged for decades as R1—Residential One Family District. However, with the ownership of the property being the public school district (a subsidiary of the state), the County has lacked zoning control and land use jurisdiction over the property. (In other words, the ill-fitting zoning has not “mattered”). In 1996 the County updated its General Plan and placed this school property (along with the neighboring USFS Ranger station and Cal Trans maintenance yard) into the “Public Service” designation...however, the properties have not yet been rezoned as PS.

Despite the fact that this is still School District-owned property, the County retains land use authority and jurisdiction for this project since the project is a lease to a private utility (Verizon Wireless) for facilities unrelated to the school itself.

Fortunately the inconsistency between the zoning and General Plan land use designation (R1 vs PS, respectively) can be resolved for this particular project because both designations list “quasi-public uses” and “communications equipment buildings” (and similar facilities and uses) as

conditional uses. So, whether or not the County (or School District) initiates a rezone of this property from R1 to PS, this project would still require a Conditional Use Permit to proceed.

3.3 Environmental Analysis

During the processing and analysis of this application, no particular issues of environmental concern were identified. Based on past similar projects—both in Sierra County and in other jurisdictions—the primary issue of potential concern is *aesthetics*. Fortunately, the applicant has anticipated this concern, and with sensitivity to the rural community and setting they have proposed to mitigate aesthetic concerns over a 90' cell tower by voluntarily camouflaging the tower as a conifer tree (see visual “mock ups” and plans in Appendices D and E). While such “camouflage” may not fool a local, at least it appears, in staff’s opinion, to be a major improvement over a “naked” utility tower or merely painting the tower.

It should be noted and emphasized, too, that this project is not located within a Scenic Corridor—so many of the county’s policies addressing visual impacts or retention of aesthetic concerns in the built environment, do not strictly apply. Still, this area is identified in the General Plan (ref., Fig. 16-1: Sierra County Critical Views Map) as part of the Sierra Valley, which is identified locally as a “unique area of high scenic value” (p. 16-6). The County General Plan’s adopted “Visual Goals” include:

1. Protect and preserve important scenic resources in the County.
2. Protect visually sensitive areas by promoting and providing for aesthetic design in new development which reflects the customs and culture of the County.
[General Plan, p. 16-20]

Staff has looked carefully at the visual aesthetics issue, and has concluded that the applicant’s proposed location and design of the facility meets the goals and policies of the General Plan for this area—inside a community core; within a designated “Public Service” area; located unobtrusively in the back corner of a large lot, between state and federal service yards; and camouflaged to look like a tree. There may be no ‘perfect’ location or design for a cell tower in rural Sierra County....but the current proposal is probably the least objectionable.

Another potential issue of environmental concern that was identified is that the proposed facilities will be located in a FEMA-mapped special flood hazard area (“100 year floodplain”). However, the entire town of Sierraville is in the flood plain; and as long as the proposed facilities are certified by a qualified engineer to be properly flood-proofed consistent with the County’s Floodplain Management ordinance and federal guidelines, this remains a ministerial concern.

The project was routed to twenty-four (24) commenting agencies from June 20, 2016 to July 5, 2016 (cf, Appendix F); notice of the project and public hearing was posted and sent to neighbors within a five hundred (500) foot radius of the property (a wider area than required by law); and notice was published in the *Mountain Messenger*, a newspaper of general circulation, for two weeks beginning July 8, 2016. In addition, the principal administrators of the USFS Station, the elementary school, and the Cal Trans yard (those properties most directly affected by the proposed cell tower and equipment) were also directly provided copies of the project description and notice of the public hearing.

As of the writing of this staff report and recommendation (July 14, 2016) no comments of environmental concern have been received that would trigger the need to conduct additional

environmental studies. Only the following comments were received in response to the solicitation to commenting agencies:

1) the Northern Sierra Air Quality Management District provided a general comment via e-mail (**PC Exhibit 2**) reminding the applicant to consult the district about the possible need for an air pollution permit for the proposed generator, and a recommendation to seek alternatives to any proposed open burning for waste disposal. Evidence of this consultation (and securing permit/s, if applicable) will be made a recommended condition of approval.

2) the Northeast Center of the California Historical Resources Information System noted that there were no records of prehistoric or historic cultural resources on site, but since it is 'located in an area considered to be highly sensitive for prehistoric and historical resources' they recommended that a 'professional archaeologist be contacted to conduct a cultural resources survey and review of the project area' and requested that work cease if, during excavation and construction activities, any potential cultural resources are discovered (**PC Exhibit 3**). Based on the small (<900 sq.ft.) project site in an area previously disturbed, staff does not recommend requiring the archaeological survey work in this case; but the request to cease work if artifacts are discovered during construction will be made a recommended condition of approval.

3) Lastly, the County Surveyor commented that the proposed 30'x30' lease area from the School District is exempt from the Subdivision Map Act, so a Parcel Map is not required (PC Exhibit 4).

This project is eligible for a Categorical Exemption under the California Environmental Quality Act, CCR Section 15303 (Class 3 of CEQA Guidelines), in that the project consists of the installation of small new equipment or facilities. It is also eligible for a Class 5 Categorical Exemption, which exempts from further environmental review: "minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel..."

4. Findings:

4.1 General Plan & Zoning

- (a) The project site is zoned "Residential One Family" (R1) District, a legacy designation placed on the property decades before the current General Plan was adopted and which is not consistent with the General Plan land use designation for the property of "Public Service." However, the current use of the property (community services re-use of the closed public elementary school), and more particularly the proposed use of a small portion of the rear yard for a wireless communications utility tower, are both consistent and compatible with the current General Plan land use designation. In the future, when the County (or possibly the School District) rezones the property from R1 to PS District to bring the zoning into conformance with the General Plan, all the existing and proposed uses will be consistent the zoning and compatible with surrounding land uses.
- (b) "Public and quasi-public uses of a...public service type...and similar uses; communications equipment buildings" are listed as "conditional uses" in the R1 zoning district, under Sierra County Code section 15.12.080(d). "Radio, telephone, wireless communication and other commercial communication towers, transmission facilities, and antennas" are listed as "conditional uses" permitted only upon issuance of a

[conditional] use permit in the Public Service (PS) zone, under Sierra County Code section 15.12.340(c)8.

- (c) The project site lies outside of the Scenic Corridor, and not within a specially-mapped zoning overlay, combining district, or special treatment area that would further restrict or prohibit such uses in this location. The project is located in the FEMA-mapped Special Flood Hazard Area (Zone A), but such facilities are permitted as long as they are designed and certified to meet the minimum flood-proofing requirements provided in Part 32 of the Sierra County Code on Floodplain Management. The project will meet these flood-proofing requirements.
- (d) The project will not create a significant visual, noise, or other nuisance for neighboring residents and uses beyond those customarily appurtenant to modern rural communities, and consistent with the following General Plan policies directing growth and associated infrastructure and utilities to the designated community cores: Fundamental Goal #4; Land Use Goal #1; Land Use Policies: A [development form], 1 [community cores], and 15 [public service district]. Furthermore, the project as proposed will not be incompatible with any other adopted or implemented General Plan goals or policies.
- (e) The proposed use is consistent with General Plan and Zoning designations for the property only with the issuance of a Conditional Use Permit.

4.2 California Environmental Quality Act (CEQA)

- (a) The project is eligible for a categorical exemption, class 3 under CEQA Guidelines (ref., Cal. Code of Regs. §15303; Pub. Resources Code §21080[b]9) in that the project consists of the construction or location of a limited number of small facilities or structures.
- (b) The project is also eligible for a categorical exemption, class 5 under CEQA Guidelines (ref., Cal. Code of Regs. §15305; Pub. Res. Code §21080[b]9) specifically pertaining to the proposed yard setback variances. CCR §15305 states: "Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;...."
- (c) The project is not subject to an exception from using a categorical exemption, pursuant to CEQA Guidelines §15300.2.
- (d) The project was routed to 24 commenting agencies between June 20 and July 5, 2016; and notification of the project and public hearing on the matter was provided to all potentially-affected neighbors (within at least 300-500' radius of the project site), as well as published in a local newspaper of general circulation and posted in several public locations for two weeks, from July 8-21, 2016. No comments of environmental concern were received, and there is in the record of proceedings no fair argument based on substantial evidence that the project may have a potentially significant impact on the environment, or be injurious to fish or wildlife or their habitat.
- (e) A Notice of Exemption will be filed with the County Clerk.

4.3 Specific Findings for Entitlements

4.3.1 Zone Variances

Section 15.24.030 of the Sierra County Zoning Code requires that an applicant requesting variances from the strict application of any of the provisions of the Zoning Code shall present adequate evidence showing:

- (a) That there are special circumstances or conditions applying to the subject property which make compliance with this part difficult and a cause of hardship to and abridgement of a property right of the owner of said property.

Evidence: [per Applicant]: "The proposed site is located in the R1 zone and is limited by the 35' height restriction called out in section 15.24.030 of the Sierra County Zoning code, "Height Limitation: Two stories not to exceed 35 feet." Verizon Wireless cannot bring adequate coverage to this area because of the height limitation for the R1 zone. Please see RF propagation maps showing the coverage supplied by a 90' structure."

- (b) That such circumstances or conditions do not apply generally to other properties in the same land use district.

Evidence: [per Applicant]: "This site is located in a R1 zone, but is also deemed a public facility according to the General Plan which makes it different than the other properties in the same land use district."

- (c) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

Evidence: [per Applicant]: "The Sierra-Plumas Joint Unified School District is an integral part of the community in Sierraville and the granting of this application will allow for optimum wireless coverage for the school and the surrounding residences."

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

Evidence: [per Applicant]: "The proposed facility will not result in any material damage or prejudice to other properties in the vicinity. It will not be detrimental to the public health, safety, and general welfare. Please see EMF report by Hammett and Edison regarding possible EMF exposure and photosims."

Finding: Each of the above required findings has been met to the satisfaction of the Sierra County Planning Commission.

4.3.2 Conditional Use Permit

Chapter 20.15(a) of the Sierra County Zoning Code provides that: "No conditional use permit shall be approved, unless the Planning commission first finds that:

1. The proposed use is consistent with all applicable provisions of this Part and any applicable provisions of other Parts of this code.

Evidence: [per Applicant]: "Section 15.12.080 R1 Residential One Family District states in section (d), "Conditional Uses: Public and quasi-public uses of a recreational, educational, religious, cultural or public service type, but not including corporation yards, storage or repair yards, warehouses, and similar uses. Communications equipment buildings. All uses subject to the issuance of a use permit."

2. The proposed use is consistent with applicable policies and requirements of the Sierra County General Plan, and any applicable community plan or specific plan, and that any specific findings required by any of these plans are made.

Evidence: The General Plan land use designation for the property is "Public Service" which allows: "public and quasi-public uses...such as schools, utilities, governmental buildings, parks, churches, solid and liquid waste facilities, airports, etc." [GP, p. 1-76]

3. The establishment, maintenance or operation of the proposed use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the county; except that a proposed use may be approved contrary to this finding where the granting authority determines that extenuating circumstances justify approval and enable the making of specific overriding findings.

Evidence: [per Applicant]: "The proposed project is a telecommunication facility that will bring a utility needed by the community and the surrounding residences."

4. The proposed project or use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

Evidence: [per Applicant]: "The proposed project has been designed to blend into the existing topography and landscaping and will not pose an aesthetic impact to the surrounding neighborhood."

5. In a TPZ zone district, the establishment, maintenance and operation of the proposed use or building will not significantly detract from the use of the property for, or inhibit the growing and harvesting of timber.

Evidence: Not applicable. The property is not zoned TPZ.

6. Any specific findings as required by the Zoning Ordinance.

Evidence: Not applicable. There are no specific findings contained in the R1 District ordinance, under Sierra County Code section 15.12.080.

7. Such findings as required by California Environmental Quality Act (CEQA).

Evidence: See findings under section 4.2 – California Environmental Quality Act, above.

8. The proposed use is consistent with, replaces or appropriately modifies any prior established relevant conditions of a previous entitlement, if applicable.

Evidence: Not applicable. There are no prior entitlements on this property.

5. Summary

Planning staff has reviewed the applicant's request for a Conditional Use Permit and Zoning Variances. The project has been analyzed for compliance with the policies and goals of the Sierra County General Plan and Zoning Code, and with the California Environmental Quality Act. The project as proposed, together with the attached conditions of approval, ensure that the project will be compatible with the surrounding land uses, and is consistent with the intent and purpose of Chapter 20.14 et seq. of the Sierra County Code governing Conditional Use Permits.

Staff recommends approval as proposed, subject to the conditions of approval set forth in section 6, below.

6. Staff Recommendation

Staff recommends that the Planning Commission take the following action:

Pass a Resolution which adopts the Analyses and Findings contained in this staff report; and finds that a Categorical Exemption (Classes 3 and 5) is appropriate under CEQA for this project; and approves the applications for Conditional Use Permit and Zone Variances subject to the following **conditions**:

Conditions of Approval

1. The project approved by this action is for a Conditional Use Permit and Zone Variances to install a 90-foot "monopine" wireless communications tower ("cell tower") and associated equipment and facilities in a 30'x30' area in the rear and side yard area of APN 015-080-006 at 305 So. Lincoln Street in Sierraville (the site of the former Sierraville Elementary School); as illustrated and described more particularly in the Planning Department Staff Report for file no. 1631 (and staff rec. no. 1167, dated July 21, 2016). Deviations from the approved plans and project description shall be reviewed by the County Planning Director for substantial compliance and may require amendment by the appropriate hearing body. If there are any discrepancies between the approved plans and the conditions of approval, the conditions of approval shall supersede the approved plans.
2. This action does not relieve the applicant of the obligation to comply with all local, state or federal ordinances, statutes, regulations, and procedures.
3. Prior to commencing any work or installation of facilities, the applicant shall obtain a building permit from the Sierra County Building Department demonstrating consistency with the conditionally-approved entitlements; and compliance with the California Building Code and County regulations to ensure public health and safety. Compliance items may include, but are not necessarily limited to: Engineered foundation plan, soil bearing, snow, wind and seismic standards, and flood-proofing ordinance and regulations.
4. Applicant shall provide the Sierra County Planning Department written evidence of compliance with the regulations and permitting requirements of the Northern Sierra Air Quality Management District, prior to approval and issuance a building permit necessary

for the construction and/or erection of the communications tower and equipment described herein.

5. Any balance of fees charged for the processing of these entitlements must be paid prior to the issuance of a building permit to any County agency involved in the processing of this application.
6. If any potential prehistoric, protohistoric, and/or historic cultural resources are encountered during any phase of project operations, all work shall cease in the area of the find pending an examination of the site and materials by a professional archaeologist, and the site subsequently cleared by the Planning Department for work to continue.

7. Recommended Motion

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission find that a categorical exemption is appropriate under CEQA for this project, and approve the Verizon Wireless Conditional Use Permit and Zone Variances, subject to the findings and conditions of approval contained in staff rec. no. 1167."

8. Attachments:

Appendix A – Location / Topo Map (USGS 7.5' Series – Downieville)

Appendix B – General Plan Land Use Map (community of Sierraville)

Appendix C – Google Earth Aerial Map

Appendix D – Preliminary project plans (4 pp.)

Appendix E – "Before/After" Mock-up diagrams (4 pp.)

Appendix F – Early Consultation/Commenting Agencies Routing Sheet

Kathy Whitlow

From: Brandon Pangman
Sent: Tuesday, June 21, 2016 6:55 PM
To: Kathy Whitlow
Subject: FW: 305 S. Lincoln St., Sierraville - Cell Tower

File, please (electronic and paper). Thanks, BP

From: Sam Longmire [<mailto:nsaqmd.sam@gmail.com>]
Sent: Tuesday, June 21, 2016 11:36 AM
To: Brandon Pangman
Cc: Gretchen Bennitt; Joseph Fish
Subject: 305 S. Lincoln St., Sierraville - Cell Tower

Dear Mr. Pangman:

The Northern Sierra Air Quality Management District has reviewed the Early Consultation/Project Description for the installation of a cell tower at 305 S. Lincoln St. in Sierraville (APN 015-080-006). The NSAQMD would like to submit the following comments in the interest of compliance assistance.

The applicant should contact Joe Fish of the NSAQMD at 530-274-9360 x103 regarding the possible need for an air pollution permit for the proposed generator.

Since the project involves less than one acre of surface disturbance, a Dust Control Plan will not be required, but reasonable precautions must be taken to prevent a dust nuisance. This typically means watering the site as needed to prevent dust crossing the property boundary and also sweeping any tracked out soil from adjacent roadways as needed to prevent passing vehicles creating dust.

If there is any waste vegetation resulting from project development, the NSAQMD recommends that alternatives to open burning be used for its disposal, since the site is closely surrounded by occupied properties. Chipping, grinding, cutting for firewood and hauling to an appropriate disposal site are suitable alternatives.

Please contact me with any questions.

Sincerely,

Sam Longmire, APCS

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Samuel F. Longmire, MSES
Air Pollution Control Specialist III
Northern Sierra Air Quality Management District
PO Box 2509
200 Litton Drive, Suite 320
Grass Valley, CA 95945
Phone: (530) 274-9360 x106

Northeast Center of the
California Historical Resources
Information System

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SISKIYOU
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June 23, 2016

Sierra County Planning &
Building Departments

JUN 27 2016

Received

Sierra County Department of
Planning and Building Inspection
P.O. Box 530
Downieville, CA 95936
Attn.: Mr. Brandon Pangman

**I.C. File # N16-1
Project Review**

RE: Verizon Wireless- Sierraville School Wireless Tower CUP/APN 015-080-006
T20N, R14E, Section 13
USGS Sierraville (1981) 7.5' and Sierraville (1955) 15' quads
Less than one acre (Sierra County)

Dear Mr. Pangman,

In response to your request, a project review for the project cited above was conducted by examining the official maps and records for archaeological sites and surveys in Sierra County.

RESULTS:

Prehistoric Resources: According to our records, no sites of this type have been recorded in the project area. However, eight sites of this type have been recorded in the project vicinity consisting of lithic scatters, projectile points, projectile point fragments, cores, a scraper, an awl, bifaces, temporary camp sites, manos, metates, mano fragments, metate fragments, pestles, pestle fragments, ochre, hammerstones, rock features, springs, and a midden. Additionally, one site of this type has been informally documented in the project vicinity which consists of a lithic scatter. The project is in a boundary region utilized by Nisenan, Mountain Maidu, and Washoe populations. Unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources: According to our records, no sites of this type have been recorded in the project area. However, one site of this type has been recorded in the project vicinity consisting of fences, corrals, a government building, landscape architecture, and a New Deal project. Unrecorded historic cultural resources may be located in the project area.

The USGS Sierraville (1981) 7.5' and Sierraville (1955) 15' quad maps indicate that the project area is located in the town of Sierraville and lies in Sierra Valley and that Sierraville School is located within the project area, while borrow pits, a gravel pit, the Sierraville Cemetery, rodeo grounds, Highways 49 & 89, Randolph, Randolph Hill, Bonta Creek, Perry Creek, Sierraville Creek, a Girl Scout Camp, Canyon Ranch, Campbell Hot Springs, Cold Stream, Dearwater Field, Tahoe National Forest, national forest boundary, reservoirs, a school, roads, and structures are located in the project vicinity.

A copy of the historic Sierraville quad (published in 1894, reprinted in 1907) depicting Sierraville, the fairgrounds, and Sulfur Springs (now known as Campbell Hot Springs) is enclosed. Additionally, 241 S. Lincoln Road is listed on the OHP Historic Property Directory under status 7R (Identified in a reconnaissance level survey, but not evaluated). The Sierraville Ranger Station buildings are also listed on the OHP Historic Property Directory under status 6Y (Determined ineligible for the National Register by consensus through the Section 106 process, but not evaluated for the California Register or Local Listing). Copies of these listings are enclosed. A copy of the California Inventory of Historic Resources (1976) listing the Sierraville (Sierra Valley) Historic District is also enclosed.

Previous Archaeological Investigations: According to our records, the project area has not been previously surveyed for cultural resources by a professional archaeologist.

Literature Search: Reviewed were the official records and maps for archaeological sites and surveys in Sierra County. Also reviewed were the **National Register of Historic Places - Listed Properties and Determined Eligible Properties** (2012), **California Register of Historical Resources** (2012), **California Points of Historical Interest** (2012), **California Historical Landmarks** (2012), **Historic Spots in California** (1966), **Handbook of North American Indians, Volume 8, California** (1978), and **Directory of Properties in the Historic Property Data File for Sierra County** (2012).

RECOMMENDATIONS:

Based upon the above information, the project appears to be located in an area considered to be highly sensitive for prehistoric and historical resources. The project area is located in a region utilized by prehistoric and historic populations. The Nisenan, Mountain Maidu, and Washoe populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, and hunting waterfowl and game. Historically, the region was utilized for ranching, farming, timber harvesting, and transportation.

Therefore, because the project area has not been previously surveyed, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey and review of the project area. The project archaeologist will be able to offer recommendations for protection or mitigation of previously recorded sites as well as any new cultural resources that may be encountered as a result of the cultural resource survey. The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. This person may also want to consult historic General Land Office (GLO) plat maps in order to aid in the identification of unrecorded historic sites, which may be located within project boundaries. A list of qualified consultants is available online at www.chrisinfo.org/.

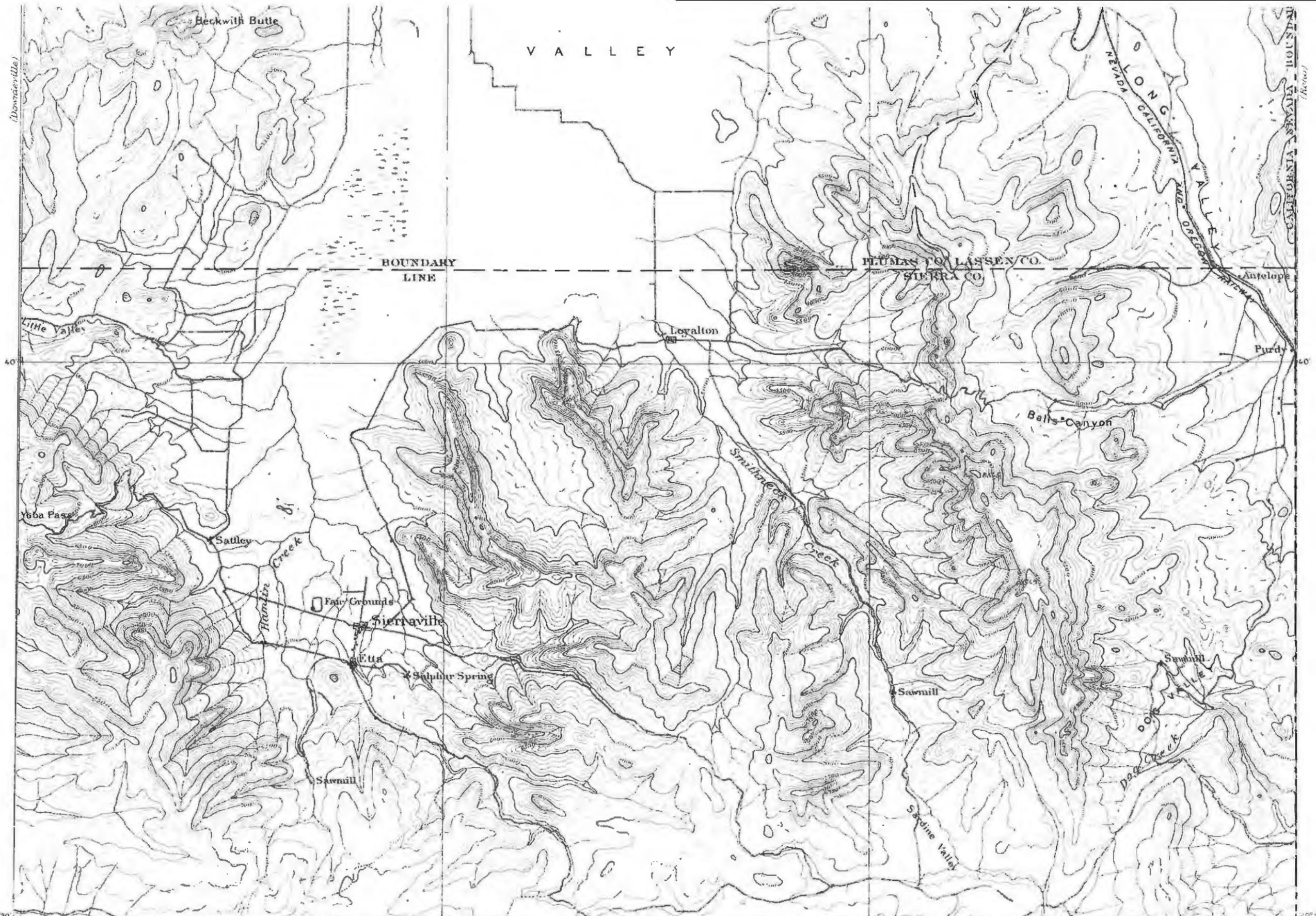
During any phase of project activities, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential cultural resource find should be made a condition of project approval. This condition is intended for accidental discoveries made during construction activities, and does not replace the need for a Phase I investigation that assists planners and developers in meeting California Environmental Quality Act (CEQA) obligations during the Initial Study planning phase. The recommendation for a Phase I Cultural Resource Evaluation enables the lead agency to fulfill their obligations under CEQA to identify potentially significant historical resources. A Phase I investigation includes background research (record search), a field inspection, and report documenting the presence or absence of prehistoric or historic features, buildings, or archaeological sites. If potentially significant sites are identified during the Phase I investigation, further work may be necessary to determine site significance as well as appropriate protection or mitigation measures.

The fee for this project review is \$75.15 (1 hour Project Review Time @ \$75.00 per hour and 1 photocopy @ \$0.15 per copy). An invoice will follow from the CSU, Chico Research Foundation in the mail. Thank you for your dedication in preserving Sierra County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



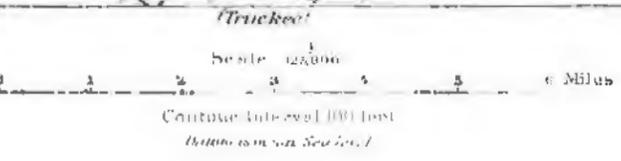
Adrienne Springsteen, B.A.
Research Assistant



39°30'
120°30'

A.P. Thompson, Geographer
 E.M. Douglas, Topographer in charge
 Triangulation by E.M. Douglas
 Topography by A.J. Dunnington and R.H. Chapman
 Surveys in 1884, 90

Dunnington
 Chapman



120°30'
39°30'

Edition of Sept. 1894 reprinted Dec. 1907

SILVER PLATE



SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

Tel (530) 289-3251
Fax (530) 289-2828

Early Consultation / Project Review Routing Sheet

Date: June 20, 2016

To: *Commenting Agencies*

County Departments

- County Assessor
- County Treasurer-Tax Collector
- County Counsel
- County Sheriff
- County Environmental Health Department
- County Surveyor-Engineer
- County Supervisor
- County Public Works Department
- County Fire Safe & Watershed Council
- County Fish and Game Commission
- County Historical Society

Federal Departments

- USFS—Forest Supervisor Office:
_____ National Forest
- USFS Sierraville District Ranger Office:
Sierraville Ranger District
- BLM—Regional Office: _____ District
- US Army Corps of Engineers
- FEMA—NFIP - Region IX

SB 18 Tribes

- Washoe Tribe of Nevada & California
- T'Si-akim Maidu
- Greenville Rancheria of Maidu Indians
- United Auburn Indian Comm. /Auburn Rancheria

State Departments

- Dept. of Fish & Wildlife—Regional Office
- Dept. of Fish & Wildlife—Local Warden
- Dept. of Fish & Wildlife—Area Biologist
- State Reg. Water Quality Control Board—
Lahontan Region
- State Reg. Water Quality Control Board—
Central Valley Region
- California Public Utility Commission
- State Department of Forestry & Fire
Protection (CalFire)
- Air Resources Board
- Department of Health Services
- Housing & Community Development
- Department of Conservation
- Energy Commission
- Department of Water Resources
- Caltrans-District Office-Planning & Project
Review (and Sierraville sub-station)
- CalTrans-District Encroachment Permit
Engineer
- Native American Heritage Commission
- State Office of Planning and Research
- State Water Board-Division of Drinking Water
- Other: _____

Other Agencies

- Sierra-Plumas Joint Unified School District
- City of Layton
- Northern Sierra Air Quality Management
- Sierra Valley Resource Conservation
- Nevada County Resource Conservation
- Sierra Economic Development District
- Public Utility/Water/Waterworks District:
Sierraville Water District
- Fire Protection District: SCFPD#1
- Hospital or Health Care District: _____
- Sierra Valley Groundwater Management**
- Long Valley Groundwater Management
- Contiguous County Planning Department: _____
- Liberty Utilities
- Pacific Gas & Electric Company
- Plumas Sierra Rural Electric Cooperative
- SBC/ATT-Serving Phone Communications
- Private or Public Water Company: _____
- NE Center of CA Historical Resources
Information System
- Other: _____

Project Description

The following application has been submitted to the Sierra County Planning Department. The project is being sent to your agency for early review and comment. The purpose of this "early consultation/routing" is to identify any unforeseen issues or reasons why the project should not be "exempt" from CEQA, and/or to solicit review comments and recommended conditions of approval.

Application Number: **1631**
 Application Title: **Verizon Wireless – Sierraville School Wireless Tower CUP**
 Assessor's Parcel Number(s): **015-080-006**
 Property Address/Location: **305 So. Lincoln Street, Sierraville, unincorporated Sierra County, CA (96126)**
 Project Description: **The project involves a Conditional Use Permit and Zoning Variances to construct a 90' "manopine" wireless antenna with appurtenant ground equipment within a 30'x30' leased area in the rear yard of the former Sierraville Elementary School (now vacant but used for community meetings and events). The equipment would exceed the local zoning restriction on max. height (35' → 90'); rear yard area (25' → 22'); and side yard area (5' → 1'). The project is located within a FEMA floodplain (Zone A). Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections 15303 and 15305.**

Comments and Conditions

- If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of these items **within two weeks**.
- Please send your comments and conditions to me by **July 5, 2016**. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me at: (530) 289-3251 or bpangman@sierracounty.ca.gov.

Sincerely,

Brandon Pangman
Assistant Planning Director

Comments are:

- Attached
- No comment

30'x30' leased area is exempt from Subdivision Map Act provisions: No SMA requirements.

Brandon B. Bastian
Signature, date
6/27/2016

Print Name and Title

County Surveyor
Print Agency

PC EXHIBIT 4

APPENDICES

120° 24.000' W

120° 23.000' W

120° 22.000' W

WGS84 120° 21.000' W

39° 36.000' N

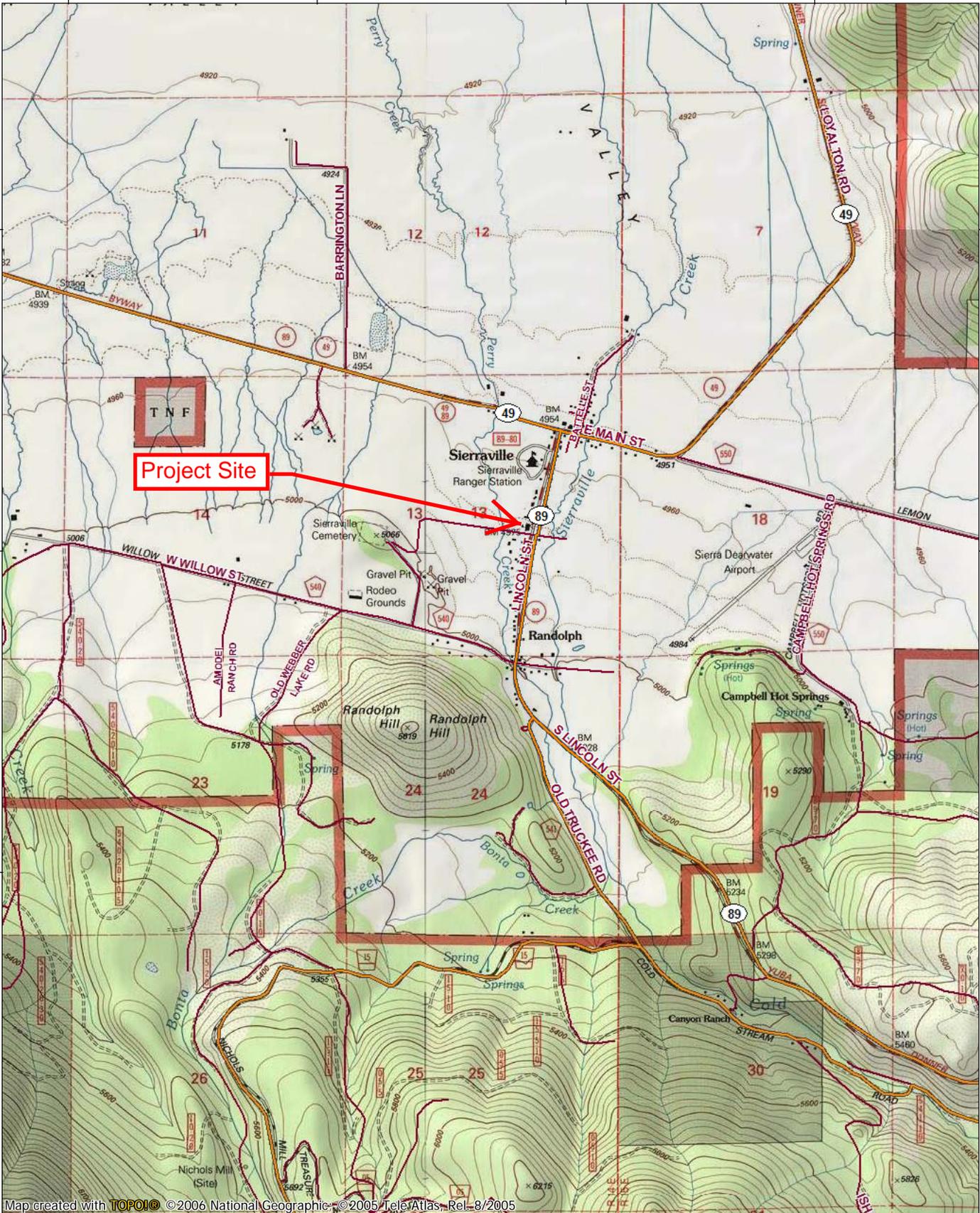
39° 35.000' N

39° 34.000' N

39° 36.000' N

39° 35.000' N

39° 34.000' N



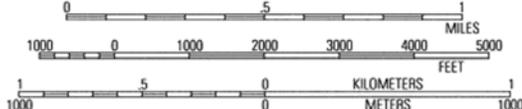
Map created with TOPO! © 2006 National Geographic © 2005 Tele Atlas Rel. 8/2005

120° 24.000' W

120° 23.000' W

120° 22.000' W

WGS84 120° 21.000' W



TN MN
13 1/2°

06/20/16

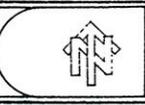
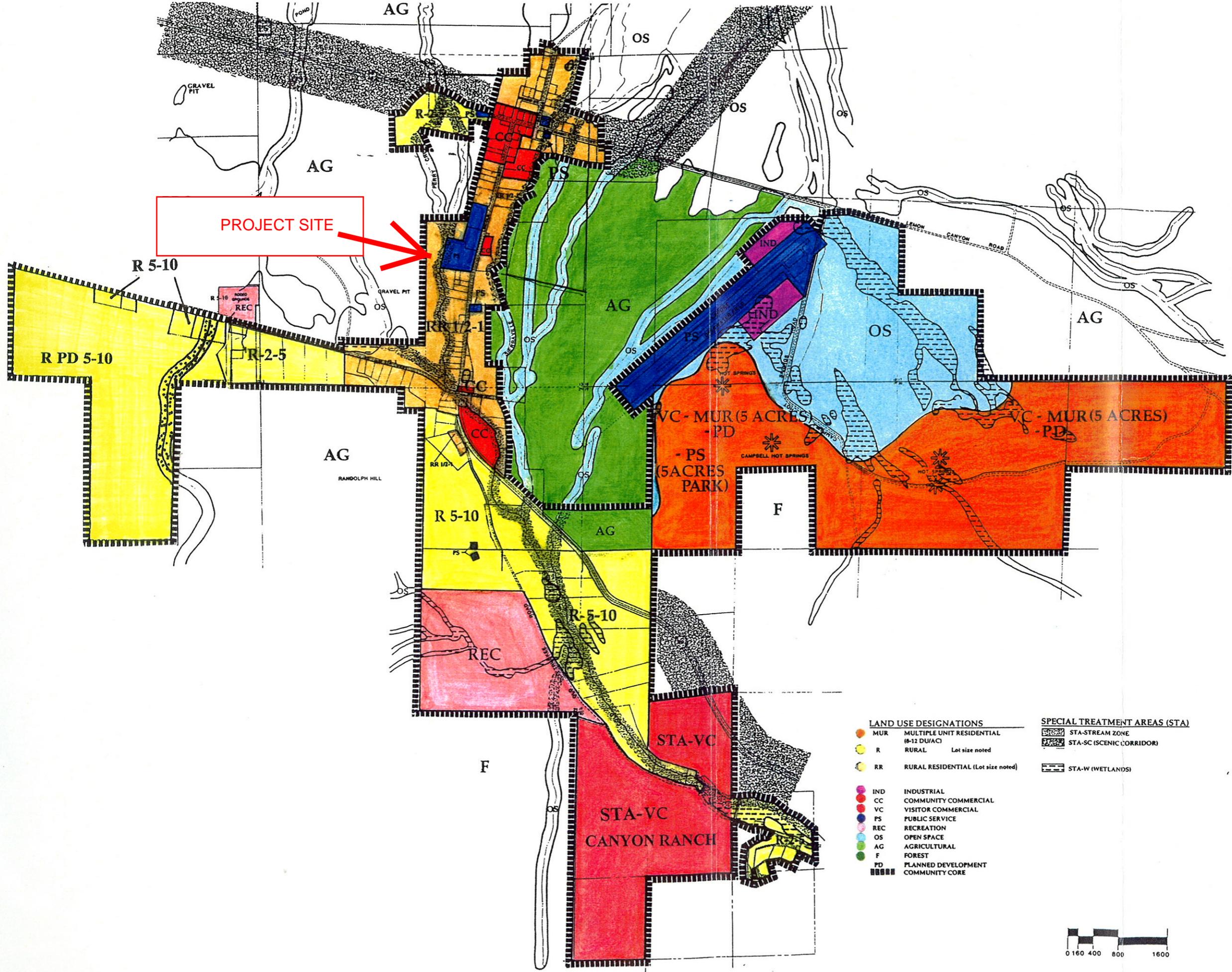


Figure 1-16
TOWN OF SIERRAVILLE
SIERRA COUNTY, CALIFORNIA



APPENDIX B



Project Site

Lincoln St

89

S Lincoln St

APPENDIX C



ft

Google earth

© 2016 Google

MT²
TELECOM, LP
1015-B AIRPORT RD
PO BOX 458
RIO VISTA, CA 94571
PH: (707) 374-5075
FAX: (707) 374-5194

verizon wireless
255 PARKSHORE DR
FOLSOM, CA 95630
PHONE: (916) 984-5924

SIERRAVILLE
PSL#: 296044
PSP#: 20141069348
305 S LINCOLN ST
SIERRAVILLE, CA 96126
SIERRA COUNTY

STAMP:

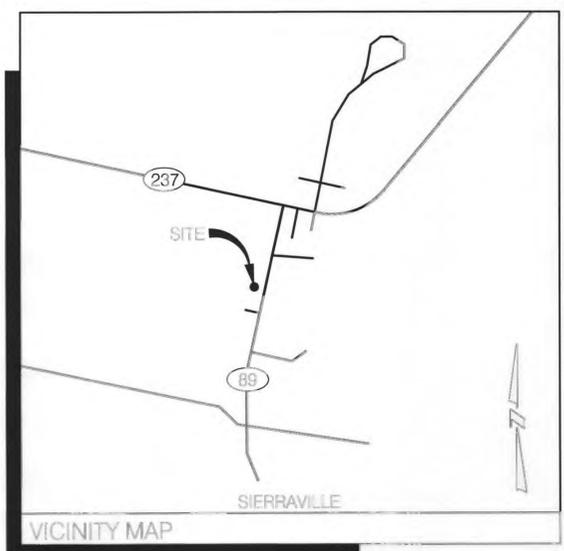
verizon wireless

SITE NAME:
SIERRAVILLE
305 S LINCOLN ST SIERRAVILLE, CA 96126
PSL#: 296044
PSP#: 20141069348

APPROVED BY		
APPROVAL:	SIGNATURE:	DATE:
LANDLORD:		
RF ENGINEER:		
LEASING MANAGER:		
ZONING MANAGER:		
CONSTRUCTION MANAGER:		
REAL ESTATE SPECIALIST:		
OPERATIONS MANAGER:		
TRANSPORT MANAGER:		

- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING CONDITIONS, AND DIMENSIONS OF THE JOB SITE PRIOR TO STARTING WORK, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR THE SAME.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORK PROCEEDING IN A SAFE AND ORDERLY MANNER IN ACCORDANCE WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. CONTRACTOR AND/OR THEIR EMPLOYEES MUST IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY NECESSARY CHANGES TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE ALL EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC., DURING CONSTRUCTION. UPON COMPLETION OF WORK CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THESE DRAWINGS ARE FORMATTED FOR 24"x36" (SIZE D). DO NOT SCALE OTHER SIZED VERSIONS OF THESE DRAWINGS.
- THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-ABC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE UBC REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET C-1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.
- PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATER-TIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CERTIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING.

GENERAL NOTES



FROM 255 PARKSHORE DR FOLSOM, CA 95630:
GET ON I-80 E IN LOOMIS FROM FOLSOM BLVD,
FOLSOM-AUBURN RD, AUBURN FOLSOM RD AND LAIRD
RD
FOLLOW I-80 E TO DONNER PASS RD IN TRUCKEE.
TAKE EXIT 188A FROM I-80 E
DRIVE TO CA-89 IN SIERRAVILLE
305 S LINCOLN SIERRAVILLE, CA 96126

DIRECTIONS
ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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.

2013 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)	2012 INTERNATIONAL BUILDING CODE (IBC)
2013 CALIFORNIA BUILDING CODES	2012 INTERNATIONAL FIRE CODE (IFC)
2013 CALIFORNIA MECHANICAL CODES	2012 UNIFORM PLUMBING CODE (UPC)
2013 CALIFORNIA PLUMBING CODES	2012 UNIFORM MECHANICAL CODE (UMC)
2013 CALIFORNIA ELECTRICAL CODES	LOCAL BUILDING CODES
ANSI / EIA-222 G	CITY / COUNTY ORDINANCES

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

PROJECT SUMMARY

SITE NAME:	SIERRAVILLE
PSL#	296044
PSP#	20141069348
SITE ADDRESS:	305 S LINCOLN SIERRAVILLE, CA 96126
APPLICANT:	VERIZON WIRELESS 255 PARKSHORE DR. FOLSOM, CA 95630 PHONE: (916) 984-5924
PROPERTY OWNER:	SIERRA PLUMAS UNIFIED SCHOOL DISTRICT PO BOX 98 DOWNVILLE, CA 95838
VERIZON CONST. MNGR:	LARRY DOBBS PHONE: (916) 508-2020
VERIZON REAL ESTATE SPECIALIST:	STEVE CHRISTENSEN PHONE: (530) 368-0730
VERIZON RF ENGINEER:	JENNIFER VALENCIA PHONE: (916) 257-2567
CORTEL CONSTRUCTION MNGR:	SEAN LIDDY 530 412-0874
CORTEL REAL ESTATE SPECIALIST:	CHARLIE JOHNSON 435 840-5826
A.P.N.	015-081-006-0
CURRENT ZONING:	-
JURISDICTION:	SIERRA COUNTY

PROJECT DESCRIPTION

ARCHITECTURAL/ENGINEERING/SURVEYING

MT2 TELECOM
1015B AIRPORT RD
RIO VISTA, CA 94571
PH: 209-601-3781
FAX: (707) 374-5194
CONTACT: SAL MARTINEZ

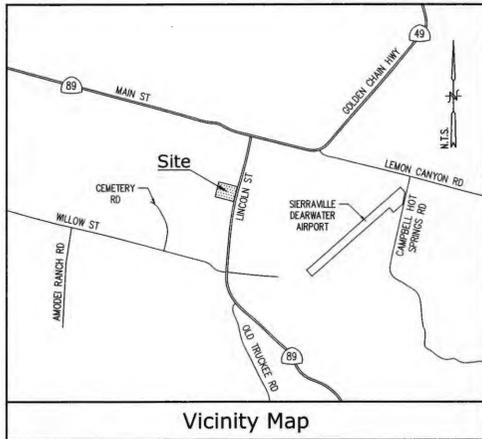
GILBERT LABRIE, AIA ARCHITECT
CA LIC. NO. C7860
EMAIL: architect@labrie.com

INSTALLATION OF EQUIPMENT CABINETS ON A 9'-2" X 30'-0" CONCRETE PAD, A 30KW GENERAC GENERATOR ON A 15'-3.5" X 9'-4.5" CONCRETE SLAB, WAVEGUIDE BRIDGE WITH COAXIAL CABLES, (2) GPS ANTENNAS AND AN ANTENNA ARRAY CONSISTING OF (3) SECTORS, (3) ANTENNAS PER SECTOR, TOTAL OF (9) ANTENNAS, (9) RRUs AND (2) RAYCAPS ON A PROPOSED 90' MONOPINE. ALL ENCLOSED IN A PROPOSED 30'-0" X 30'-0" FENCED COMPOUND.

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
A-1	OVERALL SITE PLAN, ENLARGED SITE PLAN AND ANTENNA LAYOUT
A-2	ELEVATIONS

PROJECT NO:		
DRAWN BY:	CNELSON	
CHECKED BY:	SAL MTZ JR	
NO	DATE	ISSUE
1	07.06.15	90% ZONING
2	09.24.15	100% ZONING
3	11.10.15	100% ZONING
4	12.22.15	100% ZONING
5	05.04.16	100% ZONING
TITLE SHEET		
SHEET NUMBER		
T-1		
COMPANY JOB NO.: W05032		

Received
MAY 19 2016
Sierra County Planning & Building Departments



Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY
 ORDER NO.: 0901-4897111
 DATED: JUNE 1, 2015

Legal Description

REAL PROPERTY IN THE CITY OF SIERRAVILLE, COUNTY OF SIERRA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
 ALL THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE DEED RECORDED SEPTEMBER 2, 1875 IN BOOK 0 OF DEEDS, PAGE 360, FROM E. R. ALBEE AND JANE ALBEE, HIS WIFE TO SIERRAVILLE SCHOOL DISTRICT, IN THE OFFICE OF THE SIERRA COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUND ON THE NORTH BY LAND OWNED BY E. R. ALBEE, ON THE EAST BY ROAD LEADING FROM SIERRAVILLE TO RANDOLPH, ON THE SOUTH BY LOT OF METHODIST EPISCOPAL CHURCH AND ON THE WEST BY LANDS OF E. R. ALBEE, SAID DESCRIBED LOT TO BE TEN ROOS IN WIDTH FRONTING ON THE ROAD RUNNING BETWEEN SIERRAVILLE AND RANDOLPH AND EXTENDING BACK FROM SAID ROAD SIXTEEN ROOS.

PARCEL TWO:
 ALL THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE DEED RECORDED OCTOBER 9, 1876 IN BOOK 0 OF DEEDS, PAGE 591, FROM E. R. ALBEE AND JANE ALBEE, HIS WIFE TO SIERRAVILLE SCHOOL DISTRICT, IN THE OFFICE OF THE SIERRA COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUND ON THE NORTH BY LAND OWNED BY E. R. ALBEE, ON THE EAST BY PUBLIC ROAD FROM SIERRAVILLE TO RANDOLPH, ON THE WEST BY LANDS OF E. R. ALBEE, ON THE SOUTH BY LOT OF ONE ACRE DEEDED TO SAID SIERRAVILLE SCHOOL DISTRICT ON THE 7TH DAY OF AUGUST 1875 BY THE SAID E.R. ALBEE AND JANE B. ALBEE, HIS WIFE, SAID DESCRIBED LOT TO BE FOUR ROOS 11 FEET IN WIDTH FRONTING ON THE ROAD AND EXTENDING BACK FROM SAID ROAD SIXTEEN ROOS.

Assessor's Parcel No.

015-080-006-0

Easements

3. EASEMENT TO PLUMAS-SIERRA RURAL ELECTRIC CO-OPERATIVE RECORDED FEBRUARY 1, 1939 IN BOOK 37, PAGE 289 OF DEEDS. (CANNOT LOCATE FROM RECORD)

Geographic Coordinates at Proposed Monopine

1983 DATUM: LATITUDE 39° 35' 05.55"N, LONGITUDE 120° 22' 10.40"W
 ELEVATION = 4972.3 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDRETH OF A SECOND, THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Access/Utility Routes & Lease Area

AS SHOWN

Basis of Bearings

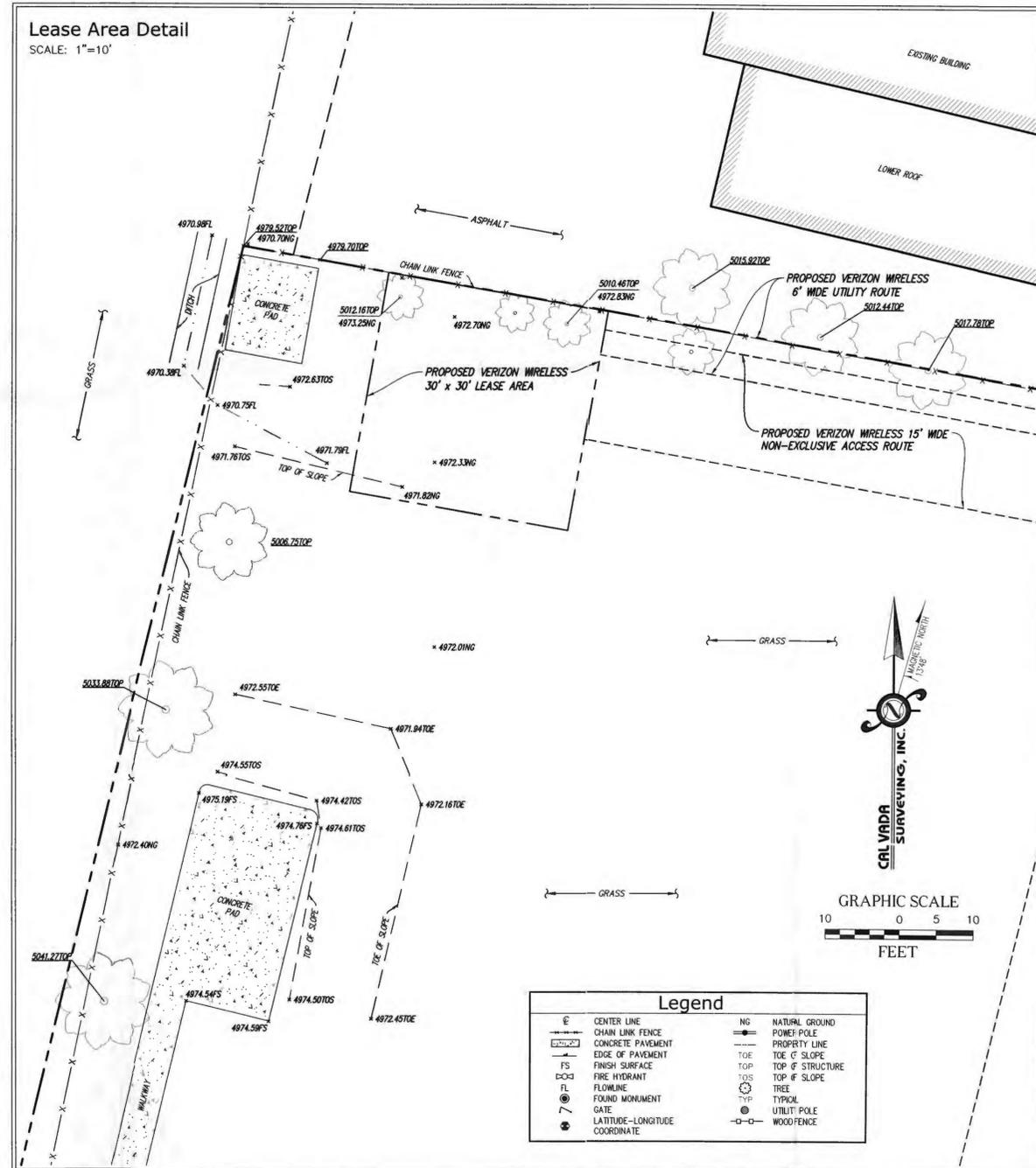
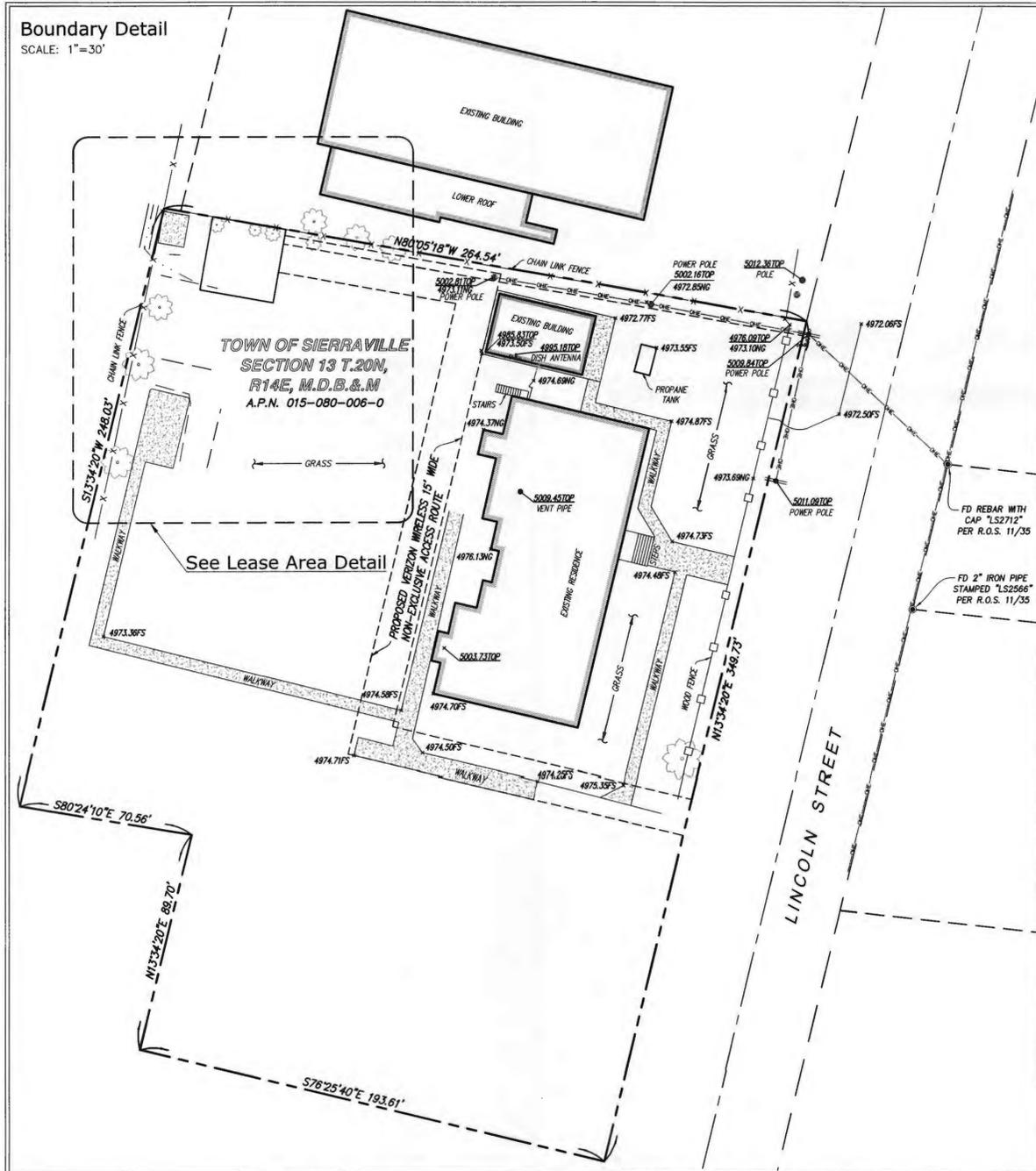
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 2.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "P149", ELEVATION = 8722.79 FEET (NAVD 88).

Date of Survey

APRIL 21, 2015



A&E DEVELOPMENT:

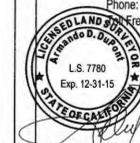


14621 Arroyo Hondo
 San Diego, CA 92127

CONSULTANT:

CAL VADA
SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92680
 Phone: 951-280-9960 Fax: 951-280-9746
 Free: 800-CALVADA www.calvada.com



JOB NO. 15242

LICENSURE:

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	4/27/15	AV
	6/10/15	RAS
1	7/08/15	DG
2	7/08/15	DG
3		

SITE INFORMATION:

SITE NAME
SIERRAVILLE

305 S LINCOLN STREET,
 SIERRAVILLE, CA 96126
 SIERRA COUNTY

SHEET TITLE:

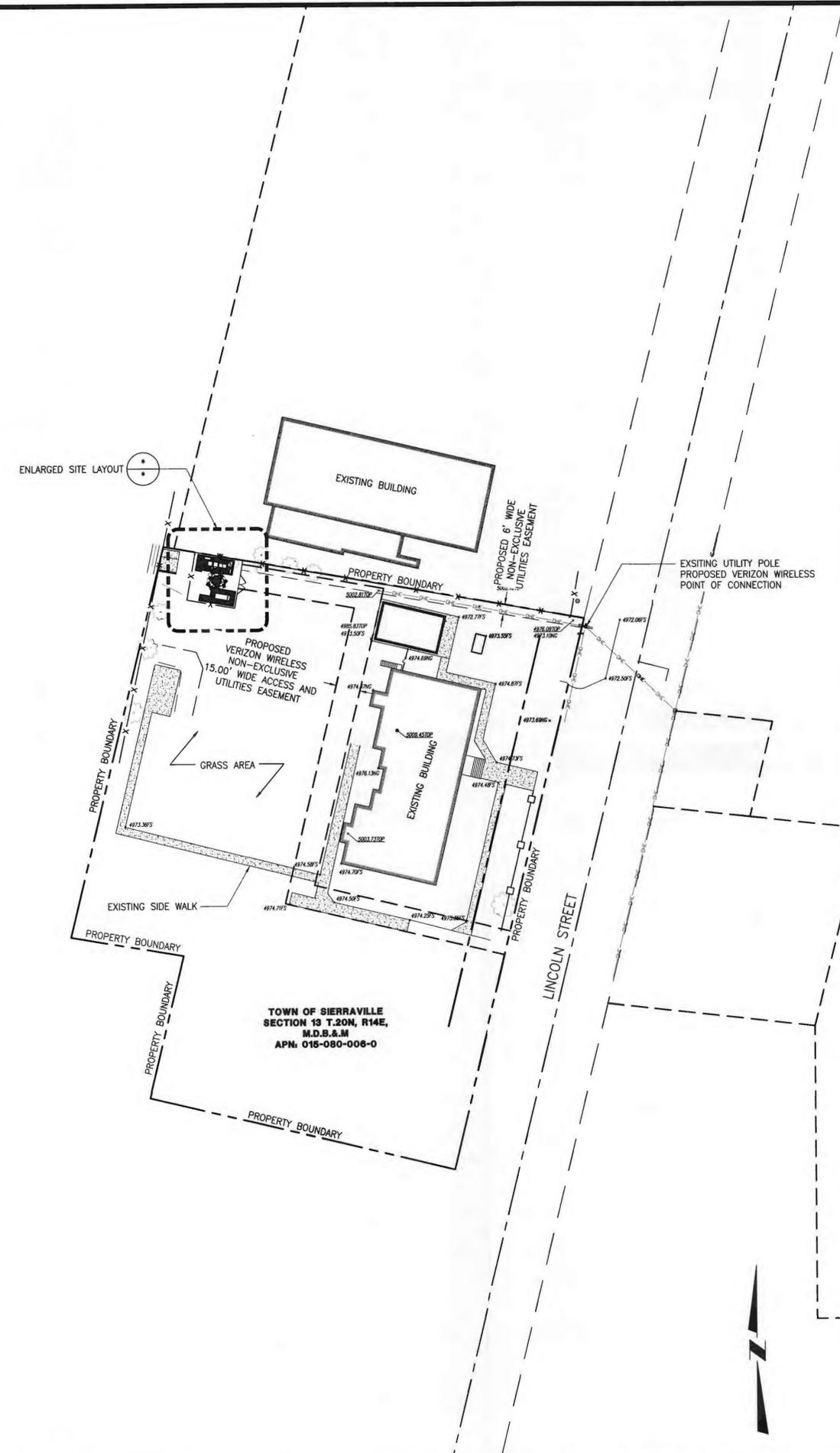
**TOPOGRAPHIC
 SURVEY**

SHEET NUMBER:

C-1

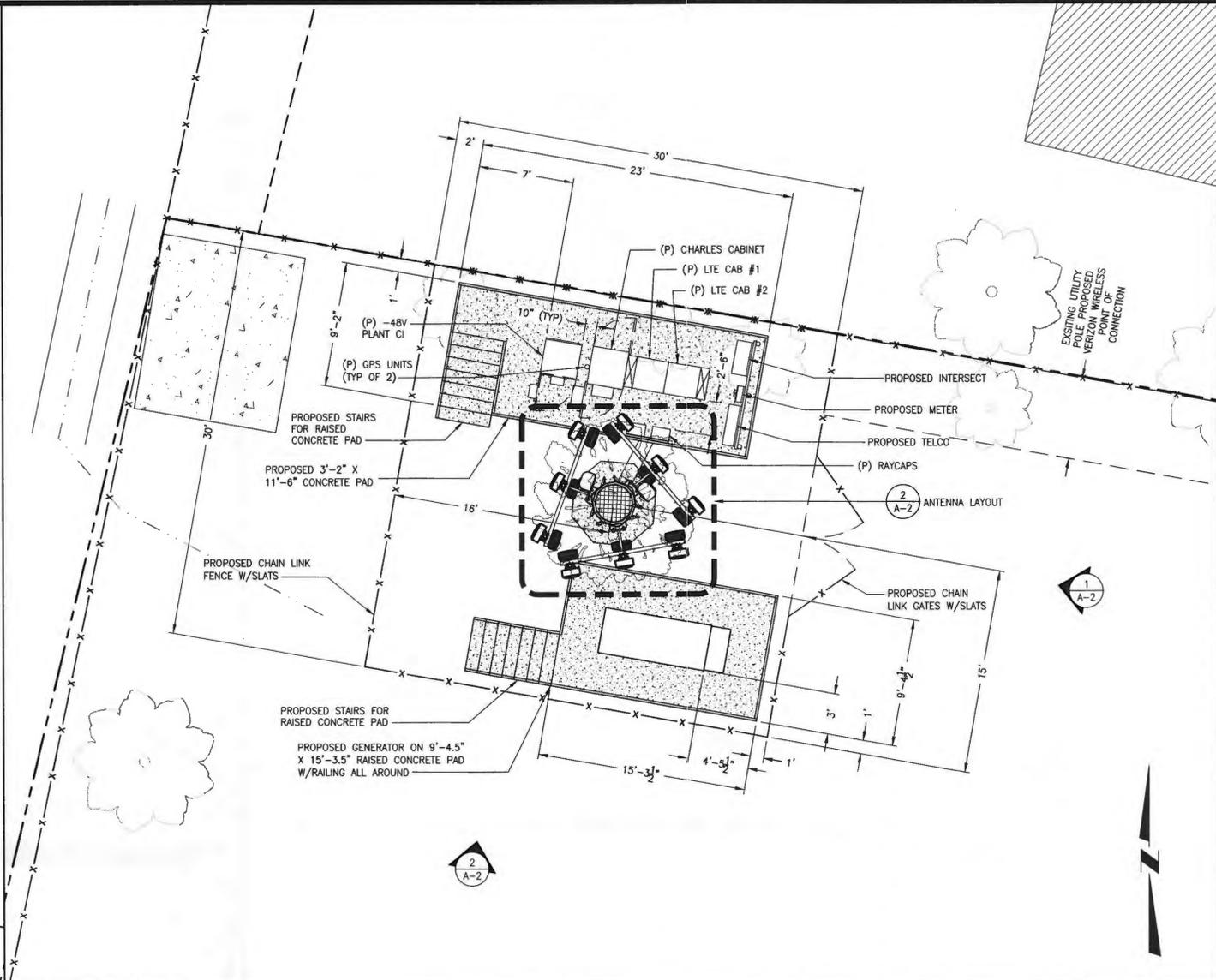
SHEET 1 OF 1

STAMP:



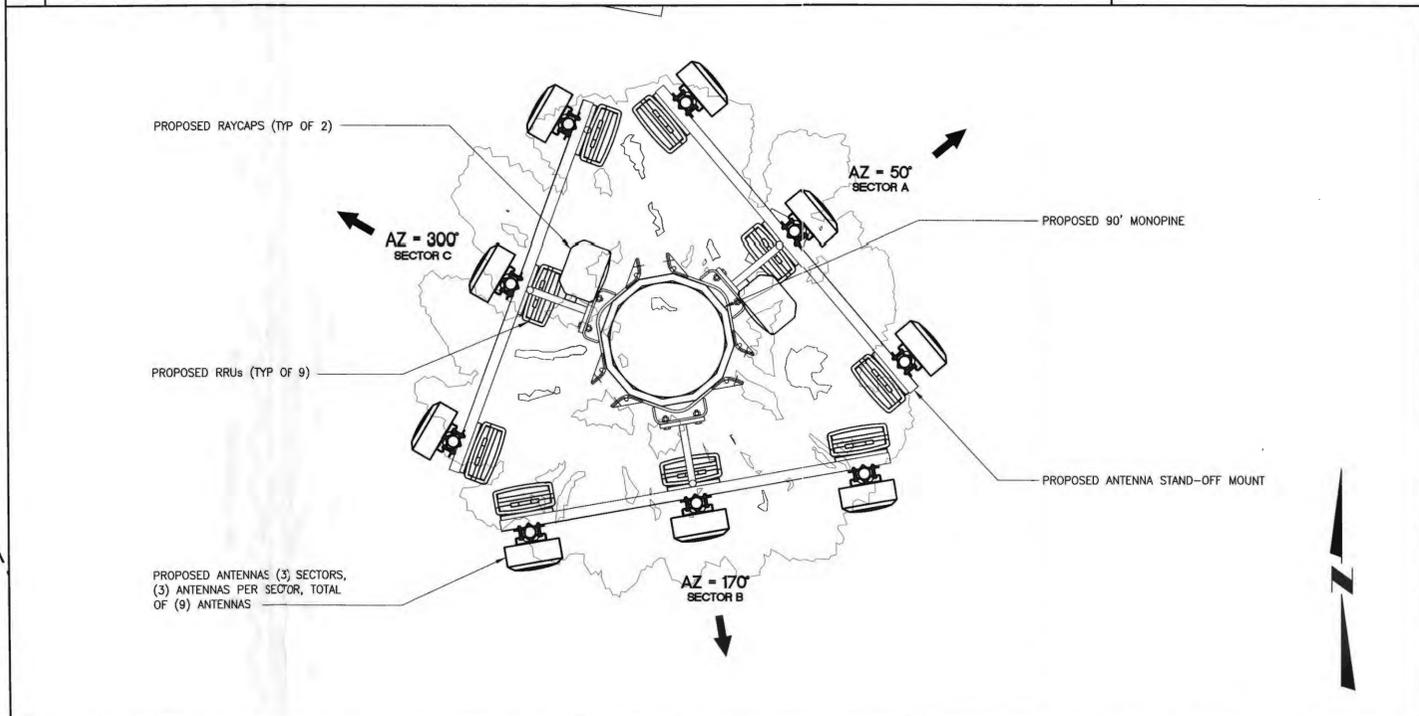
3 OVERALL SITE PLAN

SCALE: 1" = 40'



2 SITE LAYOUT

SCALE: 3/16" = 1'-0"



1 ANTENNA LAYOUT

SCALE: 1/2" = 1'-0"

PROJECT NO: ~

DRAWN BY: CNELSON

CHECKED BY: SAL MTZ JR

NO	DATE	ISSUE
1	07.06.15	90% ZONING
2	09.24.15	100% ZONING
3	11.10.15	100% ZONING
4	12.22.15	100% ZONING
5	05.04.16	100% ZONING

OVERALL SITE PLAN, SITE LAYOUT AND ANTENNA LAYOUT

SHEET NUMBER
A-1

COMPANY JOB NO.: WD5032



255 PARKSHORE DR
FOLSOM, CA 95630
PHONE: (916) 984-5924

SIERRAVILLE
PSL#: 296044
PSP#: 20141069348
305 S LINCOLN ST
SIERRAVILLE, CA 96126
SIERRA COUNTY

STAMP:

PROJECT NO: ~

DRAWN BY: CNELSON

CHECKED BY: SAL MTZ JR

NO	DATE	ISSUE
1	07.06.15	90% ZONING
2	09.24.15	100% ZONING
3	11.10.15	100% ZONING
4	12.22.15	100% ZONING
5	05.04.16	100% ZONING

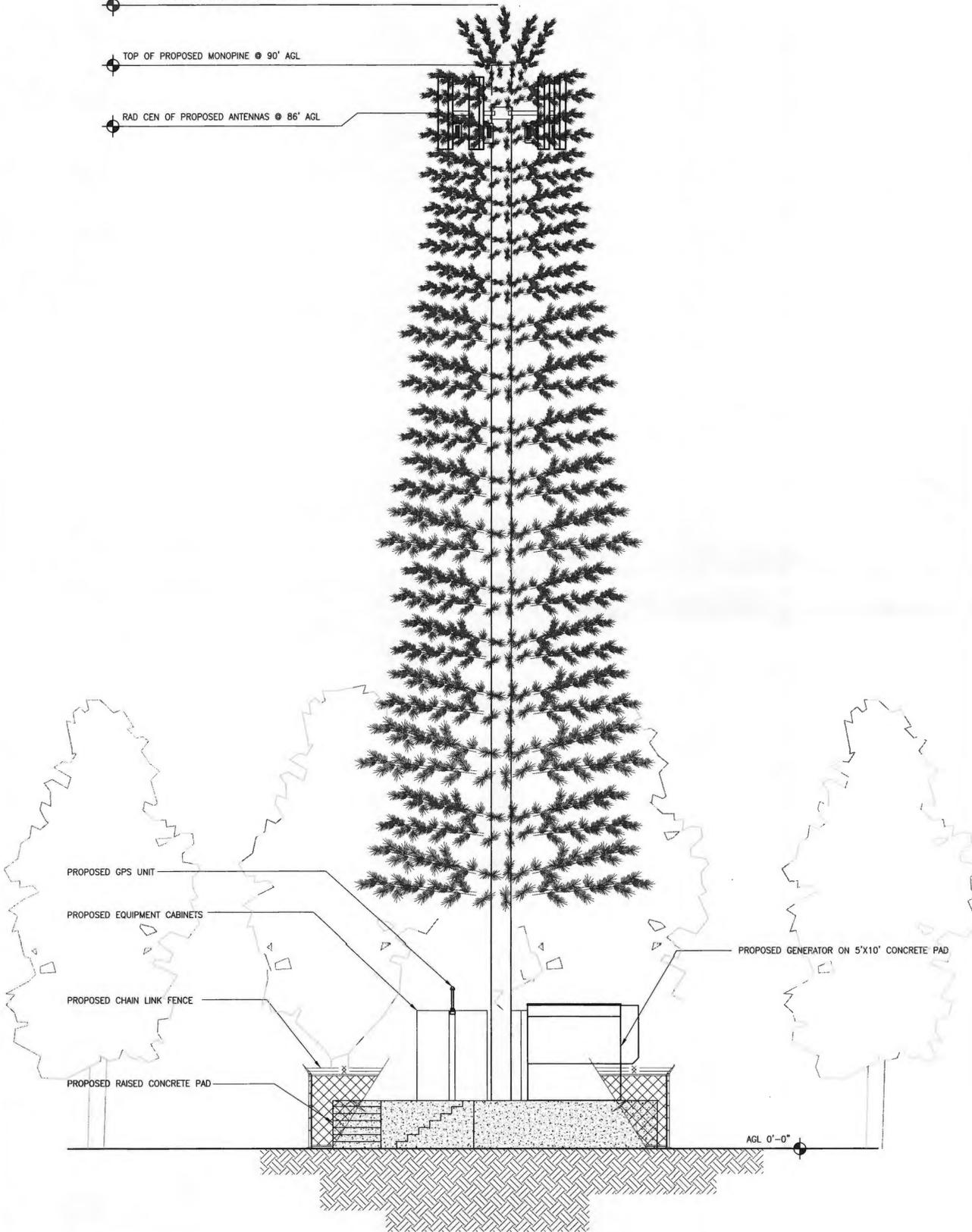
ELEVATIONS

SHEET NUMBER

A-2

COMPANY JOB NO.: WD5032

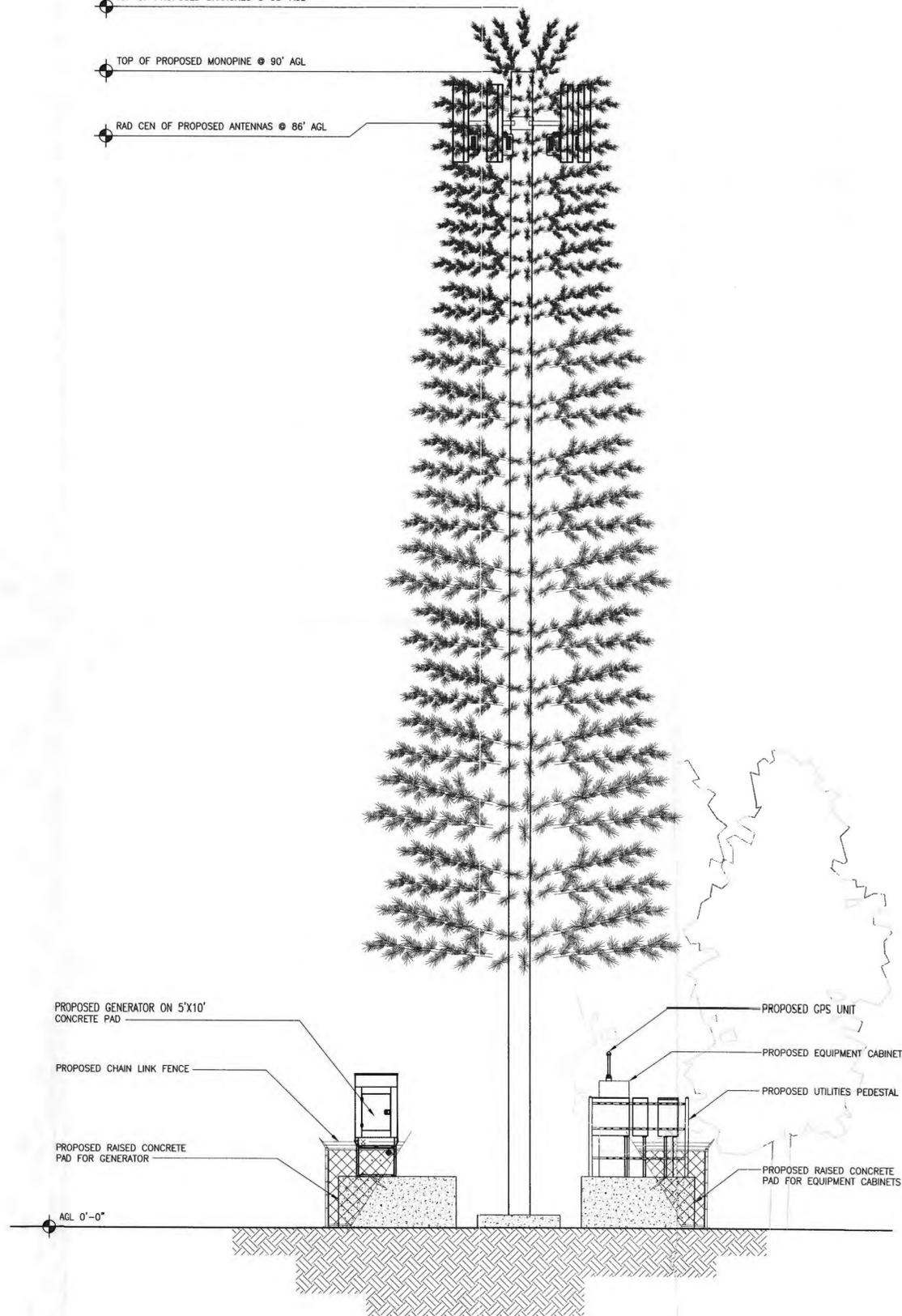
TOP OF PROPOSED BRANCHES @ 95' AGL
TOP OF PROPOSED MONOPINE @ 90' AGL
RAD CEN OF PROPOSED ANTENNAS @ 86' AGL



2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

TOP OF PROPOSED BRANCHES @ 95' AGL
TOP OF PROPOSED MONOPINE @ 90' AGL
RAD CEN OF PROPOSED ANTENNAS @ 86' AGL



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



VIEWS

APPENDIX E



EXISTING

PROPOSED: Install (9) panel antennas, (9) RRUs on a 95ft monopine



Proposed monopine

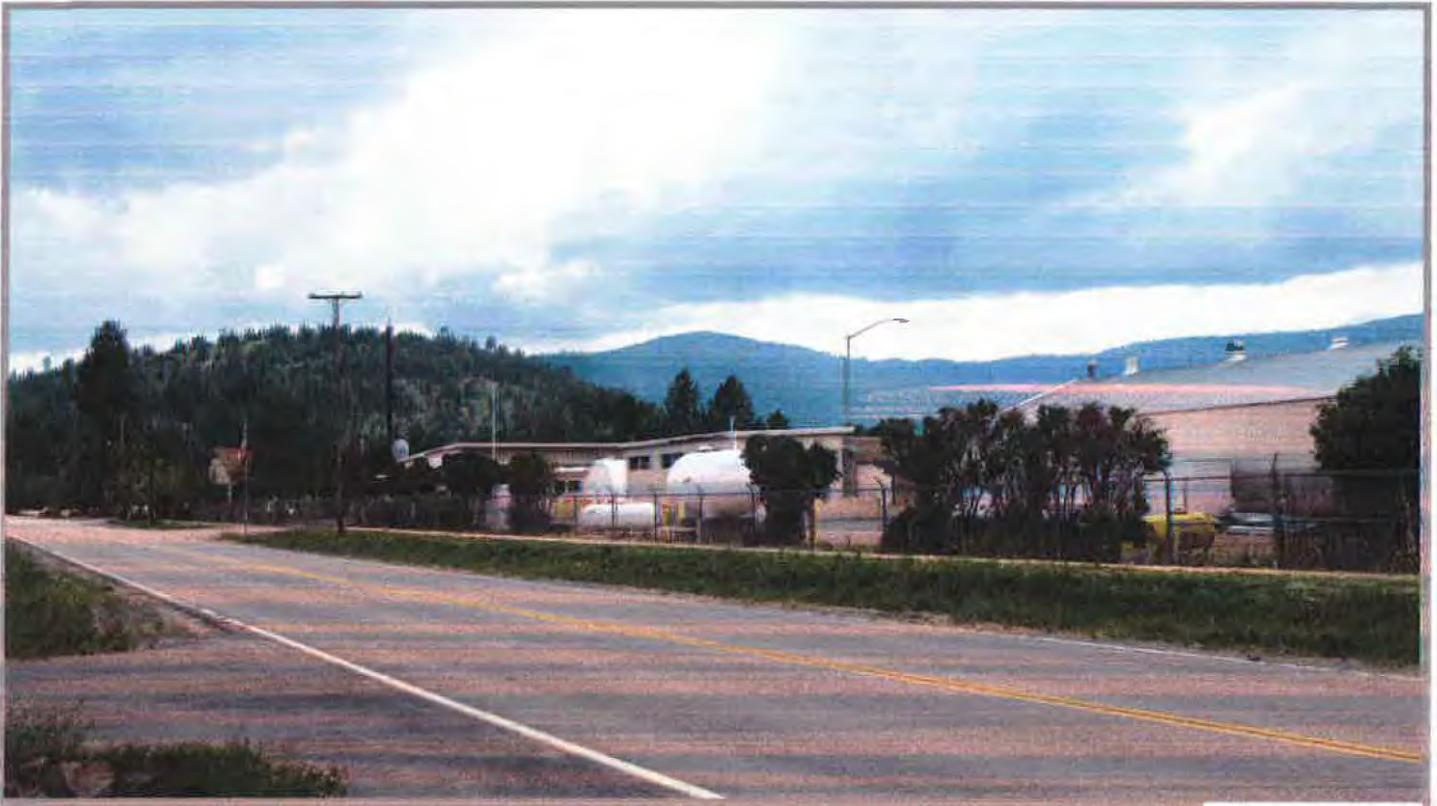


EXISTING

PROPOSED: Install (9) panel antennas, (9) RRUs on a 95ft monopine



Proposed
monopine



EXISTING

PROPOSED: Install (9) panel antennas, (9) RRUs on a 95ft monopine



Proposed monopine



SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

Tel (530) 289-3251
Fax (530) 289-2828

Early Consultation / Project Review Routing Sheet

Date: June 20, 2016
To: Commenting Agencies

County Departments

- County Assessor
- County Treasurer-Tax Collector
- County Counsel
- County Sheriff
- County Environmental Health Department
- County Surveyor-Engineer
- County Supervisor
- County Public Works Department
- County Fire Safe & Watershed Council
- County Fish and Game Commission
- County Historical Society

Federal Departments

- USFS—Forest Supervisor Office:
_____ National Forest
- USFS Sierraville District Ranger Office:
_____ Sierraville Ranger District
- BLM—Regional Office: _____ District
- US Army Corps of Engineers
- FEMA—NFIP - Region IX

SB18 Tribes

- Washoe Tribe of Nevada & California
- T'Si-akim Maidu
- Greenville Rancheria of Maidu Indians
- United Auburn Indian Comm. /Auburn Rancheria

State Departments

- Dept. of Fish & Wildlife—Regional Office
- Dept. of Fish & Wildlife—Local Warden
- Dept. of Fish & Wildlife—Area Biologist
- State Reg. Water Quality Control Board—
Lahontan Region
- State Reg. Water Quality Control Board—
Central Valley Region
- California Public Utility Commission
- State Department of Forestry & Fire
Protection (CalFire)
- Air Resources Board
- Department of Health Services
- Housing & Community Development
- Department of Conservation
- Energy Commission
- Department of Water Resources
- CalTrans-District Office-Planning & Project
Review (and Sierraville sub-station)
- CalTrans-District Encroachment Permit
Engineer
- Native American Heritage Commission
- State Office of Planning and Research
- State Water Board-Division of Drinking Water
- Other: _____

Other Agencies

- Sierra-Plumas Joint Unified School District
- City of Loyalton
- Northern Sierra Air Quality Management
- Sierra Valley Resource Conservation
- Nevada County Resource Conservation
- Sierra Economic Development District
- Public Utility/Water/Waterworks District:
Sierraville Water District _____
- Fire Protection District: SCFPD#1 _____
- Hospital or Health Care District: _____
- Sierra Valley Groundwater Management**
- Long Valley Groundwater Management
- Contiguous County Planning Department:

- Liberty Utilities
- Pacific Gas & Electric Company
- Plumas Sierra Rural Electric Cooperative
- SBC/ATT-Serving Phone Communications
- Private or Public Water Company: _____
- NE Center of CA Historical Resources
Information System
- Other: _____

Project Description

The following application has been submitted to the Sierra County Planning Department. The project is being sent to your agency for early review and comment. The purpose of this "early consultation/routing" is to identify any unforeseen issues or reasons why the project should not be "exempt" from CEQA, and/or to solicit review comments and recommended conditions of approval.

Application Number: **1631**
 Application Title: Verizon Wireless – Sierraville School Wireless Tower CUP
 Assessor's Parcel Number(s): 015-080-006
 Property Address/Location: 305 So. Lincoln Street, Sierraville, unincorporated Sierra County, CA (96126)
 Project Description: The project involves a Conditional Use Permit and Zoning Variances to construct a 90' "monopine" wireless antenna with appurtenant ground equipment within a 30'x30' leased area in the rear yard of the former Sierraville Elementary School (now vacant but used for community meetings and events). The equipment would exceed the local zoning restriction on max. height (35' → 90'); rear yard area (25' → 22'); and side yard area (5' → 1'). The project is located within a FEMA floodplain (Zone A). Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections 15303 and 15305.

Comments and Conditions

- If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of these items **within two weeks**.
- Please send your comments and conditions to me by **July 5, 2016**. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me at: (530) 289-3251 or bpangman@sierracounty.ca.gov.

Sincerely,

Brandon Pangman
Assistant Planning Director

Signature, date

Comments are: Attached No comment

Print Name and Title

APPENDIX F

Agency

**SIERRA COUNTY PLANNING COMMISSION
MEETING-MARCH 10, 2016**

PART I-CALL TO ORDER-ROLL CALL-INTRODUCTIONS

Present: Commissioners Christensen, Cammack, Fisher, Eldred and Devore
Absent: None
Staff Present: Planning Director Tim Beals; Assistant Planning Director Brandon Pangman;
Administrative Assistant Kathy Whitlow

1.1: Appointment of New Officers:

Chair: Christensen nominates Liz Fisher; DeVore seconds.

APPROVED: Motion: Christensen/DeVore 5/0 Vote

Vice Chair: Cammack nominates DeVore; Fisher seconds.

APPROVED: Motion: Cammack/Fisher: 5/0 Vote

PART II-APPROVAL OF AGENDA-March 10, 2016

APPROVED: Motion: Eldred /Christensen/ Vote: 5/0

PART III-APPROVAL OF MINUTES

December 17, 2015

APPROVED: Motion: Christensen/DeVore/Vote 5/0

February 18, 2016:

APPROVED: Motion: Christensen/Cammack/Vote 5/0

PART IV-INFORMATIONAL ITEMS AND CORRESPONDENCE

None

PART V-PUBLIC COMMENT TO THE COMMISSION

There were no comments to the commission.

PART VI-PRESENTATION AND WORKSHOPS

Director Beals informs on the Housing Element update status and introduces the public workshop on the 5th Cycle Housing Element Update.

Planner Pangman presents a power point presentation on the regional housing needs allocation and continues by noting the Housing Element (HE) is one of the seven mandatory elements within the General Plan with a requirement of updating every 5 years. With the approval of the housing element by the California Department of Housing and Community Development (HCD) Sierra County will be eligible for Community Development Building Grants (CDBG).

Continuing Planner Pangman notes the Housing Element is a plan of current and future housing needs. The process requires the County to evaluate current housing needs, special housing needs, constraints on housing—governmental and non-governmental, and projected housing needs with an end goal of providing adequate residential sites, assist in developing affordable housing, remove governmental constraints, and promote equal housing opportunities. Continuing, Planner Pangman notes that Sierra County is not a growing municipality; in fact we are declining in population. According to the California Department of Finance figures, unincorporated Sierra County currently has a population of 2,372—down from 2,693 in 2000. However, there is still a need for affordable housing sites. California Housing and Community Development determine the Regional Housing Needs Allocation (RHNA). These figures are reviewed by Sierra Planning Organization (SPO) consisting of Nevada and Sierra Counties, and they decide as a group on how

the projected housing needs are allocated. SPO determined Sierra County needs 6 sites. When we divide the needs assessment between Loyalton and the unincorporated areas of the County, the allocation is 2 for the unincorporated area, and 4 for Loyalton. To assist the County with completing the Housing Element update, the County hired consultants Mintier Harnish. Staff provided the necessary information to the Consultants who are completing the maps to show these sites. Planner Pangman refers to slides on the employment breakdown of the County, and continues by explaining how the State quantifies income levels. Planner Pangman notes that we anticipate the Housing Element update will be available for public review and circulation in 2 to 3 months.

Discussion continues between the Commission and Staff.

PART VII-PUBLIC HEARINGS

7.1 Recommendation to the Board of Supervisors on proposed amendments to the Zoning Code to comply with State Housing Law and General Plan Housing Element guidelines (Senate Bill 2) regarding emergency shelters, transitional housing and supportive housing. Preliminary environmental assessment: Statutorily exempt under CEQA Guidelines.

Planner Pangman introduces Senate Bill 2 which requires zoning codes to accommodate special needs housing as a matter of right, that is, without administrative oversight in certain zones. Staff determined these uses are best suited for residential zoning. To complete this task, wording needs to be added to the zoning code. Staff has determined two sections of the code where this change should be inputted. Section 15.08 will include the definitions of emergency housing, transitional housing and supportive housing. A new sub-section will be added to Chapter 15.10 Specific Land Use Requirements and Standards to include the items. This is a legislative act requiring a recommendation from you to the Board of Supervisors. Included in the recommendation will be the CEQA exemption. In this case Staff has determined the CEQA “common sense” exemption to be the best fit since the housing is being allowed in residential zoning that is already set-up for this type of use.

Commissioner DeVore asks if the County has sites designated already. Planner Pangman answers that we do. Commission DeVore questions who is going to enforce this. Planner Pangman notes there shouldn't be a need for enforcement; we are not talking about shelters only housing, and the appropriate zonings.

Commissioner Cammack suggests looking at other zones in the County; perhaps commercial zones where the impact wouldn't be as much. Planner Pangman notes that the State requires they have to be treated as any residential housing. Discussion continues between Staff and the Commission.

The Chair opens the public hearing

Being no comments the Chair closes the public hearing.

APPROVED: Motion: Christensen/Eldred Roll Call Vote: 3/2 (Cammack and DeVore vote against)

PART VIII-BUSINESS REQUIRING ACTION

Director Beals informs of the following:

- The Board of Supervisors supported the PC on the Cole Cash Mine seizure of the financial assurance.
- There is a renewed interest in the Verdi property formally owned by Karen O' Sullivan. The new owner is aggressively moving forward with projects there.

- The Marijuana Ordinance will be before the BOS at the next meeting. Some anxiety among the growers. The BOS has been pretty open and comprehensive job in seeking input.
- Staff is in discussion with the SVFPD # 1 over their newly implemented regulations that go beyond what the County has, and which is causing some problems for us and homeowners.
- The County Water Resource policy is up for amendment. In 2013 a resolution was adopted that assigned responsibility to certain agencies covering certain watersheds for certain projects; meadow restoration, water quality, recreation and resource management activities, etc. It was discovered that boundaries overlapped other jurisdictions.
- Discussion continues on the Verdi Fire issues focusing on the best scenario to provide the best service to Verdi, and the annexation of the properties. Currently Truckee Meadows oversees this area.
- A new cell tower will be installed in the Sierraville area.
- We will do a walk through with the Sierra Valley lodge manager before the season starts.

PART IX-DISCUSSION ITEMS AND STAFF REPORTS

None

PART X- COMMISSION MEMBER REPORTS

None

PART XI-ADJOURNMENT

Respectfully Submitted,

Kathy Whitlow

Kathy Whitlow
Administrative Assistant

Approved as Witnessed

Tim H. Beals
Commission Secretary