



## USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$1,250; CLASS 2 \$2,255 CLASS 3 \$2,255  
 DEPARTMENT OF PLANNING AND BUILDING SERVICES  
 707 Nevada Street, Suite 5 · Susanville, CA 96130-3912  
 (530) 251-8269 · (530) 251-8373 (fax)  
 www.co.lassen.ca.us

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full. This application consists of one page; only attach additional sheets if necessary.

FILE NO. **UP 2015-003**

Property Owner/s	Property Owner/s
Name: <b>Cunningham Properties LLC</b>	Name:
Mailing Address: <b>418 Cypress Avenue</b>	Mailing Address:
City, ST, Zip: <b>Redding, CA, 96002</b>	City, ST, Zip:
Telephone: <b>See Agent</b> Fax:	Telephone: Fax:
Email: <b>See Agent</b>	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name: <b>Verizon Wireless</b>	Name: <b>Chris Hatch on behalf of Epic Wireless</b>
Mailing Address: <b>2770 Shadelands Dr.</b>	Mailing Address: <b>605 Coolidge Dr. Suite 100</b>
City, ST, Zip: <b>Walnut Creek, CA, 94598</b>	City, ST, Zip: <b>Folsom, CA, 95630</b>
Telephone: <b>See Agent</b> Fax:	Telephone: <b>(916) 243-5440</b> Fax:
Email: <b>See Agent</b>	Email: <b>Chris.Hatch@epicwireless.net</b> License #:

<b>Project Address or Specific Location:</b> 704-485 Richmond Rd., Susanville, CA 96130			
<b>Deed Reference:</b> Book:	Page:	Year:	Doc#: 2019-00345 / 2019-02958
<b>Zoning:</b> <b>Commercial</b> - <small>Susanville Airport #3 Overflight safety area</small>		<b>General Plan Designation:</b> <b>Johnstonville - Town Service</b>	
<b>Parcel Size (acreage):</b> 4.24	Section:	Township:	Range:

<b>Assessor's Parcel Number(s):</b>	<b>116-130-24-11</b>	-	-	-	-
-	-	-	-	-	-

<b>Project Description:</b> Installation of new 88' Verizon Wireless co-location concealed tree tower, antennas, support equipment and emergency backup generator for the purpose of supporting emergency services and data connectivity in known coverage gap along Hwy-395 in Johnstonville CA.

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
Date: <b>2/11/25</b> Date:	Date: <b>2-13-25</b> Date:

**See associated process form for required attachments and instructions.**



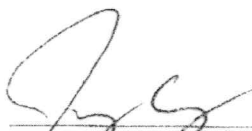
**AGENT AUTHORIZATION LETTER  
TO FILE PERMIT APPLICATIONS**

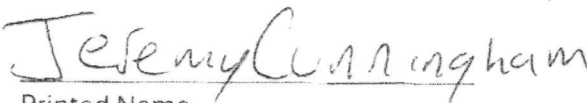
**Re: Lassen County A.P.N. 116-130-24-11**

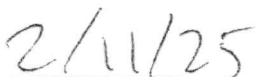
To Whom It May Concern:

The undersigned, Landlord(s), are the owners of the property located at 704-485 Richmond Rd., Susanville, CA 96130, County Assessor's Parcel No. 116-130-24-11 that is the subject of a permit application for a new Verizon Wireless Telecommunications Facility. The undersigned, Landlord, authorizes Verizon Wireless, C/O Epic Wireless Group, and hereby authorizes Epic Wireless Group, its agent(s), to act as applicant to obtain any and all permits required for the approval and construction of this antenna/communication facility.

**Landlord/Lessor: Cunningham Properties LLC, a California Limited Liability Company**

  
\_\_\_\_\_  
Authorized Signature


  
\_\_\_\_\_  
Printed Name

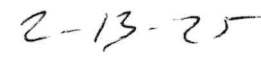
  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

**Assigned Agent:**

Chris Hatch  
Site Development Contractor  
Epic Wireless Group LLC.  
(916) 243-5440  
chatch@epicwireless.net

  
\_\_\_\_\_  
Agent Signature

  
\_\_\_\_\_  
Date



# USE PERMIT PROJECT DETAIL SUPPLEMENT

DEPARTMENT OF PLANNING AND BUILDING SERVICES  
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912  
(530) 251-8269 · (530) 251-8373 (fax)  
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FILE NO. IS 2025-002

Form must be typed or printed clearly in black or blue ink. This supplement consists of three pages. Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. **Proposed timeframe for the project and completion of each major phase (i.e., when structures and improvements will be completed):** The project is expected to start construction in the first quarter of 2026  
construction is expected to take about 2 months to complete installation and commissioning.

2. **Existing use of property:** Commercial - Car dealership

3. **Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.**

North: Highway / Mixed Ag & residential  
South: Commercial / Ag  
East: Commercial  
West: Agriculture

4. **Hours of proposed operation:** NA to \_\_\_\_\_ **Days of operation:** Non-occupancy structure

5. **Number of shifts:** NA **Number of employees:** 0

6. **Number of deliveries or pick-ups:** 0 per day 0 per week

7. **Number of visitors/customers:** 0 per day <1 per week

8. **Will the project increase noise levels in the immediate area?**  Yes  No  
If yes, anticipated noise levels in decibels at: Existing vehicle noise and operation will have similar levels of noise  
50 feet \_\_\_\_\_ 100 feet \_\_\_\_\_ Property Line \_\_\_\_\_

9. **Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area:** Existing 18' auto dealership building at entrance to property, new 30'x30' screened equipment compound to be installed behind building, stealth tree tower designed to blend with trees  
on properties surrounding the project location.

10. **Maximum height (in feet) of existing structures:** 18'

11. **Maximum height (in feet) of proposed structures:** 88'

12. Describe any existing structures to be removed: None

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: New 30'x30' screened equipment enclosure and 88' wireless tower.

14. Describe the topography and physical environment at and surrounding the project site: Flat

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): None, tech service lights proposed within the equipment shelter will not provide light outside

16. Will the project include or result in grading, including anticipated grading at project buildout?

Yes       No      If yes, approximate total surface area to be disturbed by site grading:  
\_\_\_\_\_ sq. ft. or \_\_\_\_\_ acres

Quantity of cut: \_\_\_\_\_ cubic yards      Quantity of fill: \_\_\_\_\_ cubic yards

17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: 2,806sq' / 180,333sq' = 1.5%

18. Number of existing parking spaces: NA employee      NA customer

Number of proposed parking spaces: NA employee      NA customer

Describe surfacing of parking area: Open gravel area used for storing dealership cars/equipment

Please attach a parking plan showing existing and proposed parking facilities.

19. Please attach a detailed plot plan, drawn to scale, showing all existing and proposed improvements.

20. For commercial, industrial and institutional developments, please attach a landscaping plan. NA

21. Please indicate how the following services will be provided to serve the project, including name of the service provider:

Electricity: LMUD      Underground  Overhead

Telephone: Verizon      Underground  Overhead

Water Supply: Existing Well       New Well(s)       Community Water

Other  NA

Sewage Disposal: Individual Septic System  Community Sewer  Shared Septic System  NA

If individual septic systems are proposed, has soil testing been performed to determine soil suitability?     Yes       No      If yes, please attach

**Solid Waste Disposal:** NA

**LP/Natural Gas:** NA

**If an extension of utility lines is necessary, indicate which services and the distance of the extension:** NA

**22. Please provide the names of the following districts, if applicable:**

**High School:** \_\_\_\_\_

**Elementary School:** \_\_\_\_\_

**Fire Protection:** Susan River Fire

**Community Services District:** \_\_\_\_\_

**Water:** \_\_\_\_\_

**Sewer:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**23. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required:** Lassen Planning, Susanville Aiprort Advisory, State & Federal permits completed by Verizon compliance deptartments

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\_\_\_\_\_  
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