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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, May 12, 2026 at 9:00 AM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com)

Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

## AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

## MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com). Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet will be made available on the City of Grass Valley website at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

**Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.**

## CALL TO ORDER

## **ROLL CALL**

### **ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES**

**PUBLIC COMMENT** - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

### **GENERAL APPLICATION FOR REVIEW**

- 1.** Pet Cremation Facility - “Paws on Hearts” (26PLN-0011) Location/APNs: 1050 Whispering Pines Lane, Suite F, Grass Valley, CA, 95945 (APN: 009-760-020).

**Environmental Status:** Exemption Section 15301, Existing Facilities

**Recommendation:** 1. Planning staff recommend that the Development Review Committee recommend that the Planning Commission approve application (26PLN-0011) which includes the request for the operation of a small-scale pet cremation facility, which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact for approval of the project/Use Permit as presented in the Staff Report; and, c. Approve the Use Permit for the pet cremation facility, in accordance with the Conditions of Approval as presented in the Staff Report.

- 2.** Use Permit for the extension of 85-foot tall telecommunication monopine by 17-feet (25PLN-0028) Location/APNs: 142 Olympia Park Road, APN: 035-320-044

**Environmental Status:** Categorical Exemption, Class 1

**Recommendation:** Recommend that the Planning Commission approve application (25PLN-0028) which includes the request to approve the extension of the 85-foot monopine as an “eligible facility request” pursuant to , which includes 26.8-acre infill site, 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartment units at the 200 Block of Dorsey Drive APNs: 035-260-062, -064, -077, which includes the following actions: a. Find that the Proposed Facility is “categorically exempt” from further environmental review under CEQA because pursuant to CEQA Guidelines § 15301, which exempts projects from CEQA when there is a negligible or no expansion of use to the originally permitted use as further discussed in finding 2; and b. Approve the Development Review Permit for the extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing; and c. Approve the Use Permit extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of

Approval, as may be modified at  
the public hearing.

**ADJOURN**

**POSTING NOTICE**

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, May 12, 2026, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, May 7, 2025.

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**Taylor Whittingslow, City Clerk**



**DEVELOPMENT REVIEW  
COMMITTEE  
STAFF REPORT  
May 12, 2026**

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**PROJECT SUMMARY**

**Application Number:** 26PLN-0011  
**Subject:** Pet Cremation Facility – “Paws on Hearts”  
**Applicant:** Kate Beck (Applicant, Tenant, and Operator)/Harry Carr (Property Owner)  
**Location/APNs:** 1050 Whispering Pines Lane, Suite F, Grass Valley, CA, 95945 (APN: 009-760-020).  
**Current Zoning/General Plan:** Industrial/Services District (SP-1B )/ General Industrial (M-1)  
**Entitlements:** Major Use Permit  
**Environmental Status:** Exemption Section 15301, Existing Facilities  
**Prepared by:** Vanessa Franken, Associate Planner

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**RECOMMENDATION**

1. Planning staff recommend that the Development Review Committee recommend that the Planning Commission approve application (26PLN-0011) which includes the request for the operation of a small-scale pet cremation facility, which includes the following actions:
  - a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
  - b. Adopt the Findings of Fact for approval of the project/Use Permit as presented in the Staff Report; and,
  - c. Approve the Use Permit for the pet cremation facility, in accordance with the Conditions of Approval as presented in the Staff Report.

**BACKGROUND**

The project parcel is zoned as Industrial/Services District (“SP-1B”). The zoning designation stems from the Whispering Pines Specific Plan, which applies to the property and surrounding area. The Grass Valley 2020 General Plan identifies the site as General Industrial (M-1). No historic overlays or adopted conservation plans apply to the site. The project site falls within an “industrial and services” corridor of the Whispering Pines area; informally referred to as the “Whispering Pines Business Park” area, due to predominant business and related services being located in the vicinity.

***Nevada County Airport Compatibility Plan:***

The property does fall within the [Nevada County Airport Compatibility Plan](#) and is designated as being located within “Zone C”. Zone C is known as the “Inner Turning Zone and Extended Approach Zone”. The zone prohibits uses such as hospitals and children’s schools from being located within the zone. The zone is known as a moderate risk level, to be subject to airport/aircraft noise, and prohibits development (tall height) that may interfere with aircraft safety. Extracted pages from the Nevada County Airport Compatibility Plan are attached to this report (Attachment 10). The project application was routed to the interim Nevada County Airport manager (current Offices of Emergency Services Manager), no comment were received.

The project parcel is 7.06-acres in size. The site is developed with two single-story buildings, each with multiple suites for tenants. The suites have been converted to condominiums and are able to be rented or owned. The immediate tenants onsite include Exclusive Woodworks, Limitless Fitness, Foothill Printing, Vision Graphics, B&B Medical Services, Brazilian Jiu Jitsu, and a nearby church, Unity in the Gold Country Spiritual Center, on a neighboring property. The property is developed with over 100-parking stalls. Primary access to the site is via commercial driveway encroachment, which connects to Whispering Pines Lane; a two-lane roadway maintained by the City.

- Immediate neighbors to the project property are described below.

***Surrounding Land Uses:***

- North: Idaho Maryland Road segregates the project property from a 3.15-acre Light Industrial (M-I) zoned property. The Loma Rica subdivision is located roughly 500-feet north from the project site.
- South: A 5.70-acre undeveloped property.
  - Zoned as Light Industrial.
- East: A 1.14-acre developed property with a church, Unity in the Gold Country Spiritual Center; located roughly 150-feet away.
  - Zoned as Corporate District, “SP-1A”.
- West: A 1.70-acre property currently undeveloped.
  - Zoned as Industrial/Services District, “SP-1B”.

**PROJECT PROPOSAL**

The project consists of a Use Permit application that details a request to operate a small-scale pet cremation facility.

Facility will operate to include:

- Individual cremation services for deceased pets.
- Operation hours from Monday through Saturday, 9 AM – 4 PM.
- One onsite employee.
- Respectful intake via client drop-off onsite.
- Identification system (log, track, and identification).
- Storage of deceased pets in sanitary freezing unit until cremation.
- Commercial cremation process; 1 cycle lasts 3 - 5 hours.
- Cremation remains are cobbled into ash and placed into client selected urn.

- Mementos, necklaces or keepsake paw molds, are additional services.

Construction associated with the project will entail an interior remodel for the facilitation of the cremation facility/ “kiln” and any other required improvement to meet applicable CA Fire Code and CA Building Code requirements, as conditioned by the Fire Marshal and Building Official. A large rolling garage door exists at the front of the building, which will be used to accommodate the kiln through. The building and specific “Suite F” are constructed with fire sprinklers. There is no expansion of the existing footprint proposed. A new sign face is proposed within an existing multi-tenant monument sign onsite.

**Access:** Access to the site is via a commercial driveway encroachment and has been deemed fit for the proposed use; There are no requirements imposed on the applicant to improve the existing driveways or roadways for the proposed use from the Community Development Department, Fire Marshal and Engineering Division. Engineering review determined that anticipated generated project traffic will not add a significant volume of vehicles to existing traffic. No sidewalks exist along the property.

**Parking:** Of the (100) parking stalls onsite, over (60) stalls are immediately adjacent to the subject building that houses project “Suite F”. Of the (60) stalls, (30) stalls exist directly in front of tenant entrances; (30) communal parking stalls are available as overflow parking. ADA compliant stalls exist. At a maximum, it is anticipated that two-cars will use parking during a client visit; operator car parked and a client car parked. Parking is required per Table 3 – 3, [Section 17.36.040 – Number of Parking Required](#). Existing parking has been deemed acceptable for required parking standards.

**Landscape, Trash/Waste, and Lighting:** Landscape surrounding the project site exists, in the forms of man-made perimeter landscape areas within the parking lot. Landscape is made of trees (pines and cedar) with shrubs. Existing landscape has been deemed acceptable for required landscape standards.

An existing commercial/screened trash enclosure existing on site for tenants (Attachment 6). Solid waste generated by the facility is limited to papers, used shipping supplies, and typical office waste. No bio-waste is produced nor thrown away as a result of facility operations. Existing light fixtures are shielded and directed downward to minimize light pollution; no new lights are required nor proposed.

**Utilities:** The City of Grass Valley currently provides wastewater services and Nevada Irrigation District (NID) provides water service. The electricity provider is/will be PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

### **ZONING AND GENERAL PLAN CONSISTENCY**

The following discussion evaluates the project’s consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed small-scale pet cremation facility will maintain the overall integrity of the City’s adopted land use plan,

support applicable goals and policies, and further the City's long-term vision for sustainable and balanced development.

*General Plan:* The Grass Valley 2020 General Plan identifies the site as Manufacturing Industrial (M-I). This General Plan designation is intended to accommodate a variety of industrial and service commercial uses. It is detailed that clustering of compatible industrial/service commercial uses is beneficial, due to existing infrastructure, "like-with-like" (or similar) land uses, and intentional land use patterns.

*Zoning:* The project parcel is zoned as Industrial/Services District ("SP-1B"). The intent of the "SP-1B" designation is intended to provide for "a variety of community-serving, light manufacturing, warehousing and distribution activities", per "[Whispering Pines Specific Plan, Section Subarea SP-1B](#)" (PDF page 84). The local specific plan was adopted in 1984, the land use, and industry, of pet cremation was not detailed as a permitted land use category. "Section 4.2.H – Development Standards Applicable to all Subareas" of the Specific Plan allows for unconventional land uses to be considered as a "Conditional Use" requiring "granting of a conditional Use Permit approved by the Planning Commission, in compliance with [applicable] Articles of the Grass Valley Code." (PDF page 71). With respect to the intent of the Specific Plan, the project property is located in an area intended for industrial/commercial services and operates at an intensity that would be compatible with existing and foreseeable land uses. With the granting of the subject Use Permit and processing of future building permit ensuring safety and building regulation compliance, additional City oversight is provided to include safety improvements around the proposed use.

- The project is consistent with the applicable general plan designation, in that the proposal aligns with the intent of the general plan designation, as well as applicable zoning designation and regulations.

The project supports and is consistent with multiple goals and objectives of the Grass Valley 2020 General Plan. A "goal" expresses a general community value, while an "objective" represents a specific outcome or intermediate step toward achieving that goal. The applicable goals and objectives and the project's consistency with each are discussed below.

- Land Use Goal (1-LUG): Promote balanced community growth and development in a planned and orderly way.
  - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.
  - Consistency: The project supports the utilization of land already zoned for intended purposes with the approval of a Use Permit. The small-scale pet cremation facility is proposed within an existing commercial building. The land use change is supported through existing infrastructure (sewer/water), parking and road circulation, public services (fire/police), and utilities.
- Land Use Goal (2-LUG): Promote infill as an alternative to peripheral expansion where feasible.
  - Land Use Objective (4-LUO): Reduction in environmental impacts associated with peripheral growth.

- Consistency: Existing infrastructure is capable to facilitate the proposed land use. Traffic from the establishment will use the existing collector street that exists within the area and avoid being routed through neighborhoods or residential roads, traffic will then be directed to the highway interchange or other collector roads.
- Circulation Goal (4-CG): Maintain adequate emergency access.
  - Circulation Objective (14-CO): Improvements and maintenance of adequate emergency access throughout the city.
  - Consistency: The project property has an existing parking lot/access into the site that is suitable for a fire engine apparatus, as well as emergency vehicles. The Engineering Division and Fire Marshal reviewed the developed site and existing commercial driveway encroachment and deemed it satisfactory for the proposed land use to utilize.

### **ENVIRONMENTAL DETERMINATION**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 1 Categorical Exemption details is appropriate when “a – c” has been evaluated:

- a. There is an existing structure, existing utilities, existing streets/highways, interior alterations are minor, there is no expansion of footprint;
  - Consistency: The site is developed, building is existing, and vehicle roadways/local highway (HWY 49/20) are existing and capable. The project was routed to applicable agencies for review of the proposed use, comments have been provided and incorporated into the project. No comments stating required utilities/public services will be unable to be accommodated. Proposed interior work is limited to the addition of a kiln for small-scale pet cremations and will require electrical/plumbing work with no major structural work. The subject tenant space (Suite F) has an industrial roll-up garage door that will be used to bring the kiln into the suite (Attachment 6). Plumbing, ventilation, and electrical work is anticipated, aside from required fire safety improvements. Fire sprinklers exist and new fire safety requirements are to be provided via building permit. No expansion to the existing footprint is proposed.
- b. Location to sensitive receptors are considered (schools, churches, and residences);
  - Consistency: Location of sensitive receptors to the project property have been acknowledged. However, local adopted Northern Sierra Air Quality Management District (NSAQMD) air thresholds were evaluated against anticipated “worst case scenario” facility output (running 24-hours a day non-stop). Generated air pollutants by the facility are negligible and will not cause detriment to sensitive receptors. See “operational emissions” evaluation in subsection “c”, below for a detailed analysis.
  - “Sensitive receptors” are people more susceptible to adverse effects from exposure (air pollutants, noise, odors, etc.).

- Subsection “b” is not a required matter to address per categorical exemption. Staff covers the subject, based on a higher threshold of review, to acknowledge the presence of the discussed group.
- c. Noise/traffic/air quality will not experience significant impacts, and consideration of cumulative impacts.
- Consistency: Noise generated from the project will be kept within building walls. Any noise associated with the facility will be subject to City noise standards, [Chapter 8.28 - Noise](#). No significant external noise generation is anticipated from the facility. Noise associated with vehicular traffic in/out of the site is typical to the existing use and surrounding commercial uses.
  - The proposed project would not result in significant traffic impacts. Traffic associated with the project would involve a single employee and limited client trips (drop-off and pickup). Traffic associated with the project would be accommodated by the existing circulation network, which is designed to serve commercial uses and higher traffic volumes. Existing road infrastructure is suitable to accommodate anticipated volume of project generated traffic, based on collector roadways and direction to a major highway interchange
  - Anticipated effects to air quality, associated with anticipated traffic, may be deemed as negligible in that emissions from anticipated traffic may be deemed as a less than significant effect to overall air quality. Construction-related emissions would be temporary and subject to compliance with applicable dust control and emission reduction measures required by the City and applicable air quality regulations.
  - Operational emissions to air quality would be less than significant. Manufacturer specifications (Horizon Engineering Source Evaluation) for the kiln were provided and evaluated against the Northern Sierra Air Quality Management District (NSAQMD) adopted air quality thresholds for criteria pollutants (“PM” and “NOx”). *A “worst case scenario” of maximum use for the kiln was produced at an example of a non-stop/full 24-hour operation time frame, by an Air pollution Control Specialist (Attachment 8).* The maximum output analysis generated outputs of:
    - “PM” (Particulate Matter) is “dust and combustion particles”. A calculated output of (0.018 lbs/hour), falling below threshold standards of 79 lbs/day. A total of 99.45% below allowed thresholds.
    - “NOx” (Nitrogen Oxide) is “combustion gases” (precursor to smog). A calculated output of 0.36 lbs, falling below threshold standards of 24 lbs/day. A total of 98.5% below allowed thresholds.
    - Emission from the facility will have no odor/smell and will not produce any visible particulates.
  - Measured criteria pollutants stem from federal law via the Clean Air Act because they are known to affect human health and the environment and is administered by the United States Environmental Protection Agency (EPA).
  - At time of building permit application, the permit is routed to NSAQMD for appropriate air quality permits.

The project was routed to internal Community Development Departments and external agencies, to include the interim Nevada County Airport Manager (Office of Emergency Services Manager) for review and comments. Comments received have been incorporated into the project as Conditions of Approval. Nevada County Department of Environmental Health was contacted and provided Conditions of Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

### **FINDINGS**

The proposed project meets the required findings of [Section 17.72.060.F – Use Permits and Minor Use Permits](#) (4 – 7), to include the required findings from the Whispering Pines Specific Plan (8 – 10), and other listed standard findings.

1. The Use Permit application (26PLN-0011) was received by the City on March 17, 2026.
2. The City of Grass Valley Development Review Committee reviewed the Use Permit application (26PLN-0011) at their regular meeting on May 12, 2026.
3. The City of Grass Valley Planning Commission reviewed the Use Permit application (26PLN-0011) at their regular meeting on May 19, 2026.
4. The proposed project is consistent with the Grass Valley 2020 General Plan because the project aligns with General Plan policies from multiple General Plan elements and is consistent with the designation. The project site does not fall within a specific plan.
5. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
6. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
7. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.
8. That [the] proposed use is in accordance with the General Plan, the Specific Plan, and meets the intent of the subarea [Specific Plan zoning ordinance].

9. That the proposed use, together with conditions applicable thereto, will not be detrimental to the public health, safety, and welfare, or injurious to property or improvements in the vicinity.
10. That there are adequate restrictions that will mitigate any undesirable effects of the proposed use. Uses which are not listed as a conditional use may be considered under the use permit process if deemed to be compatible with the intent and purpose of the subarea and surrounding conditions.
11. The Development Review Committee and Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 1, Categorical Exemption (Section 15301, Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

#### **ATTACHMENTS**

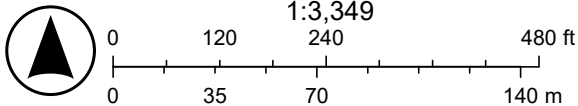
1. Vicinity Map
2. Aerial Map
3. Assessor Parcel Map
4. Universal Application/Project Description
5. Site Plan
6. Site Inspection Photos – Architectural Elevations (Existing Building)
7. Floor Plan
8. Northern Sierra Air Quality Management District – Review of Emissions Output
9. Horizon Engineering Sources Evaluation Report
10. Nevada County Airport Compatibility Plan (Extracted pages)
11. Draft Conditions of Approval

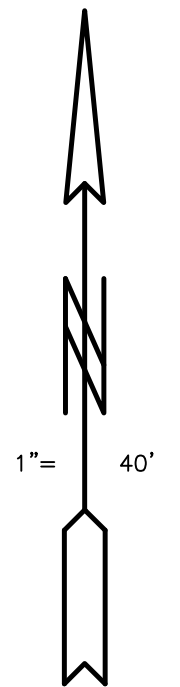
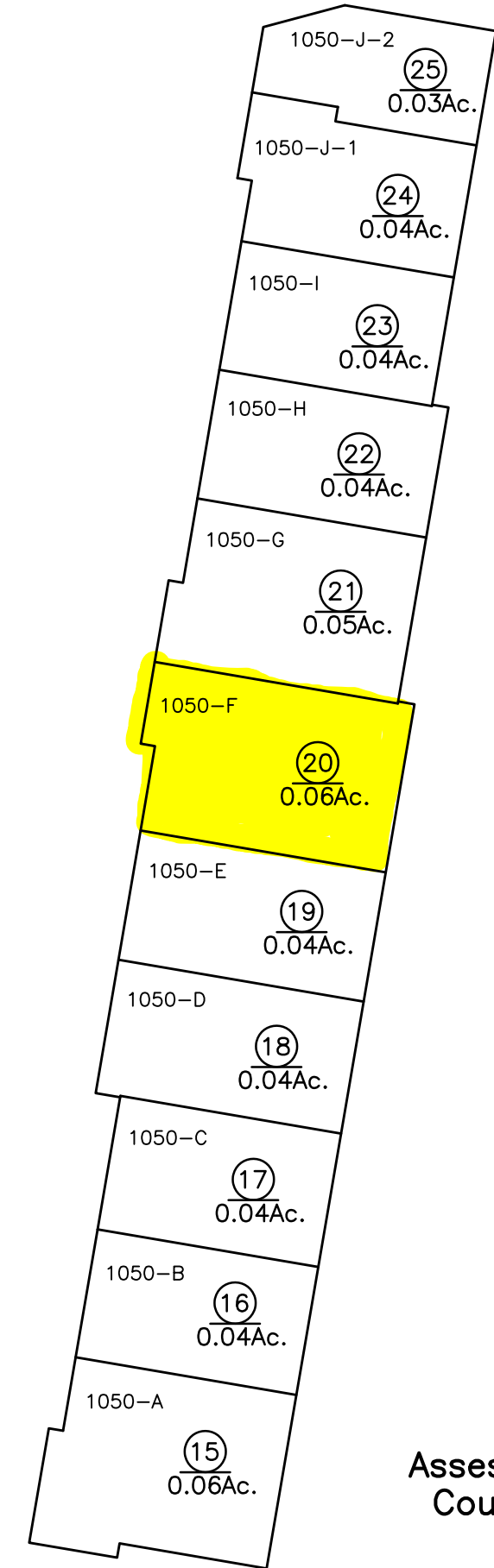
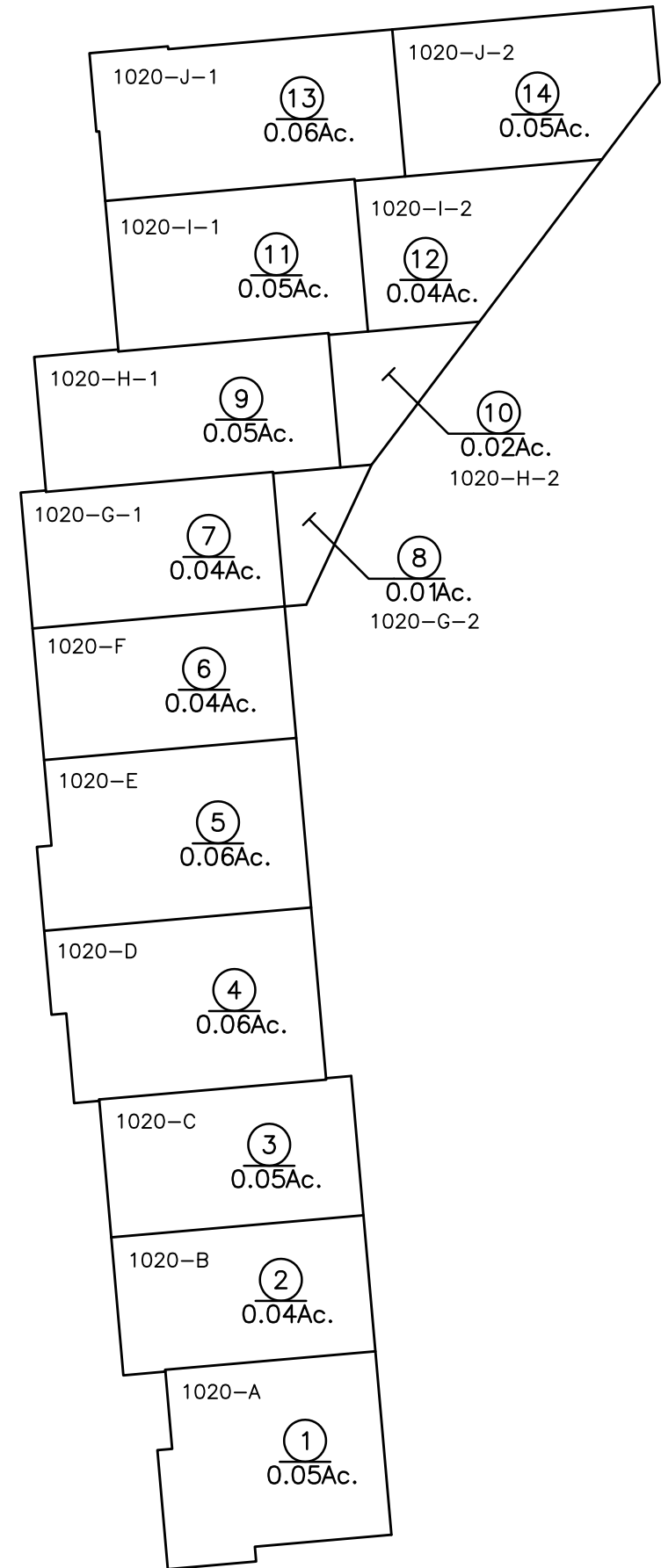
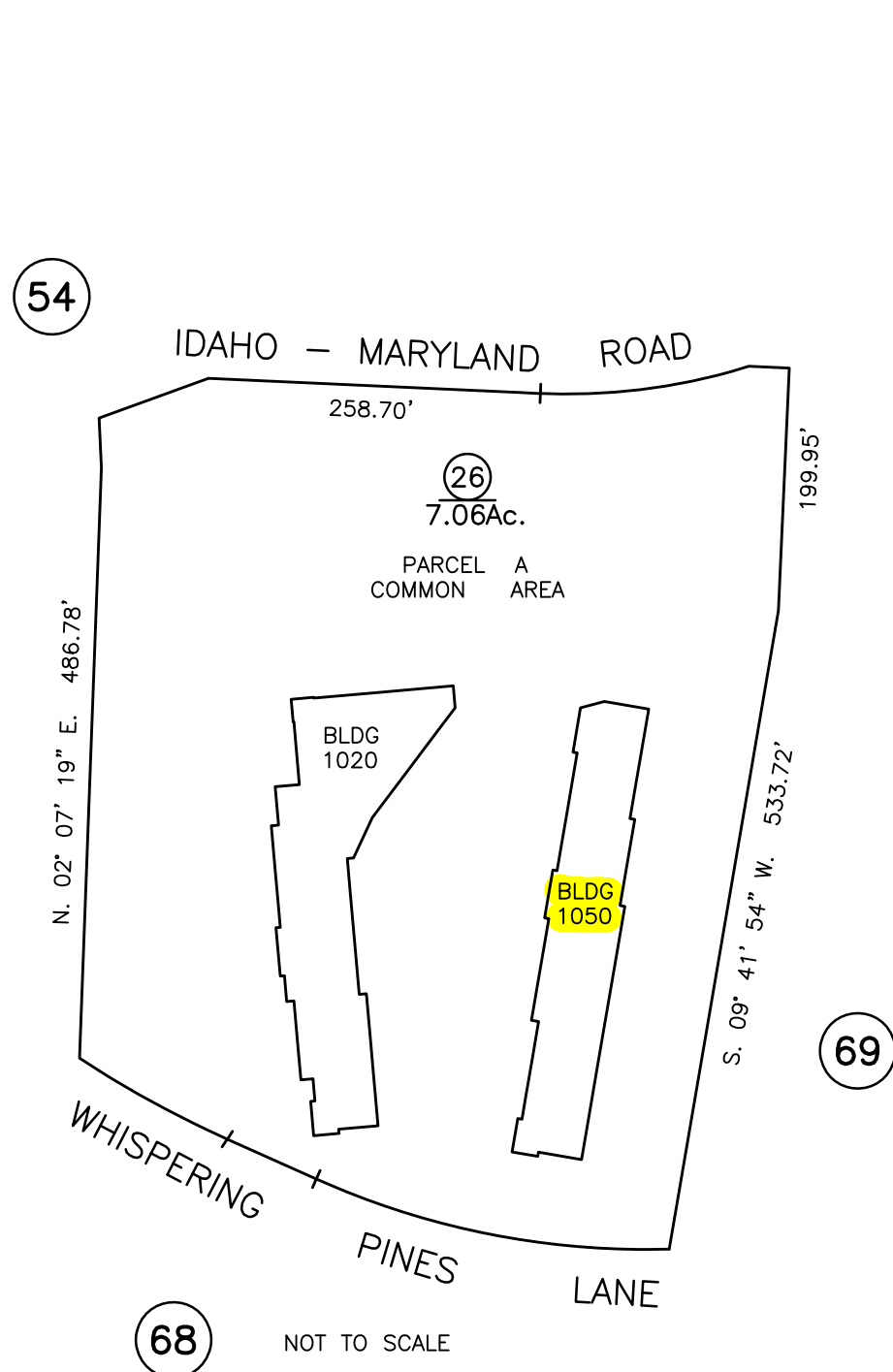


Aerial Map - Project Parcel



5/1/2026, 9:38:52 AM





**ASSESSOR'S PARCEL MAP NOTICE**  
 This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances. Assessor's block numbers shown in ellipses; parcel numbers are shown in circles. All distances on curved lines are chord measurements.

CITY OF GRASS VALLEY  
 Community Development Department  
 125 E. Main Street  
 Grass Valley, California 95945  
 (530) 274-4330  
 (530) 274-4399 fax

# UNIVERSAL PLANNING APPLICATION



**Application Types**

**Administrative**

- Limited Term Permit  
\$780.00
- Zoning Interpretation  
\$250.00

**Development Review**

- Minor Development Review – under 10,000 sq. ft.  
\$2,030.00
- Major Development Review – over 10,000 sq. ft.  
\$3,685.00
- Conceptual Review - Minor  
\$500.00
- Conceptual Review – Major  
\$875.00
- Plan Revisions – Staff Review  
\$350.00
- Plan Revisions – DRC / PC Review  
\$930.00
- Extensions of Time – Staff Review  
\$315.00
- Extensions of Time – DRC / PC Review  
\$680.00

**Entitlements**

- Annexation  
\$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion  
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New  
\$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision  
\$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment  
\$8,260.00
- Planned Unit Development  
\$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New  
Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions  
Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment  
\$3,450.00
- Zoning Map Amendment  
\$5,600.00
- Easements (covenants & releases)  
\$1,850.00

**Environmental**

- Environmental Review – Initial Study  
\$1,900.00
- Environmental Review – EIR Preparation  
Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination  
\$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption  
\$165.00 (+ County Filing Fee)

**Sign Reviews**

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria  
\$350.00
- Major – Master Sign Programs  
\$1,450.00
- Exception to Sign Ordinance  
\$1,080.00

**Subdivisions**

- Tentative Map (4 or fewer lots)  
\$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots)  
\$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots)  
\$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots)  
\$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more)  
\$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff)  
\$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage  
\$850.00
- Tentative Map Extensions  
\$1,170.00
- Tentative Map - Lot Line Adjustments/Merger  
\$1,350.00

**Use Permits**

- Minor Use Permit - Staff Review  
\$580.00
- Major Use Permit - Planning Commission Review  
\$3,400.00

**Variances**

- Minor Variance - Staff Review  
\$562.00
- Major Variance - Planning Commission Review  
\$2,200.00

Application	Fee
Major Use Permit	
<b>Total*:</b>	<b>\$ 3,400.00</b>

*\*Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the completed forms, site plan/maps, and filing fees, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information has not been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com) regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

#### **ADVISORY RE: FISH AND GAME FEE REQUIREMENT**

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration\* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1<sup>st</sup>** of each year.

This fee is not a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

\*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

Applicant/Representative	Property Owner
Name: Kate Beck	Name: Harry Carr
Address: 13819 Clover Leaf Ct. Grass Valley, CA. 95949	Address: 13670 Lincoln Way, Ste. 300 Auburn, CA 95603
Phone: 408 368 4426	Phone: 530-888-0190 (EXT. 208)
E-mail: katebeck333@gmail.com	E-mail: harry@milcodevelopment.com

Architect	Engineer
Name:	Name:
Address:	Address:
Phone: ( )	Phone: ( )
E-mail:	E-mail:

1. Project Information

- a. Project Name Paws on Hearts
- b. Project Address 1050 Whispering Pines Ln, Grv., CA 95945 St. F
- c. Assessor's Parcel No(s) 009-760-020-000  
(include APN page(s))
- d. Lot Size 2,516 sq. ft.

2. Project Description The proposed project is for operation of small scale animal crematory facility providing individual cremation services for deceased pets. The business will operate Monday-Saturday from 9am-4pm with one on-site employee. Daily operations include respectful intake from client drop-off or scheduled pickup carefully logged, tagged and labeled through accurate identification system. Animals will be temporarily stored in sanitary freezing until cremation process. The cremation process is conducted using commercial cremation kiln unit that is code compliant with each cycle lasting 3-5 hours depending on weight. Following cremation, the remaining remains are cooled and processed to fine ash and placed into selected urn of wood, metal, or ceramic options. Clients may also select memorial items such as keepsake necklaces, resin molds of paws or fur, or other remembrance products. The facility is designed to operate in clean, quiet, and controlled manner with minimal traffic or impact on neighboring business. All activities occur within enclosed buildings. All equipment is designed to ensure minimal odor impact with emissions controlled and ventilated compliance to air quality standards.

- 3. General Plan Land Use: Crematory
- 4. Zoning District: Industrial

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y  N

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

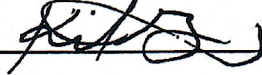
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16<sup>th</sup> day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15<sup>th</sup> day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

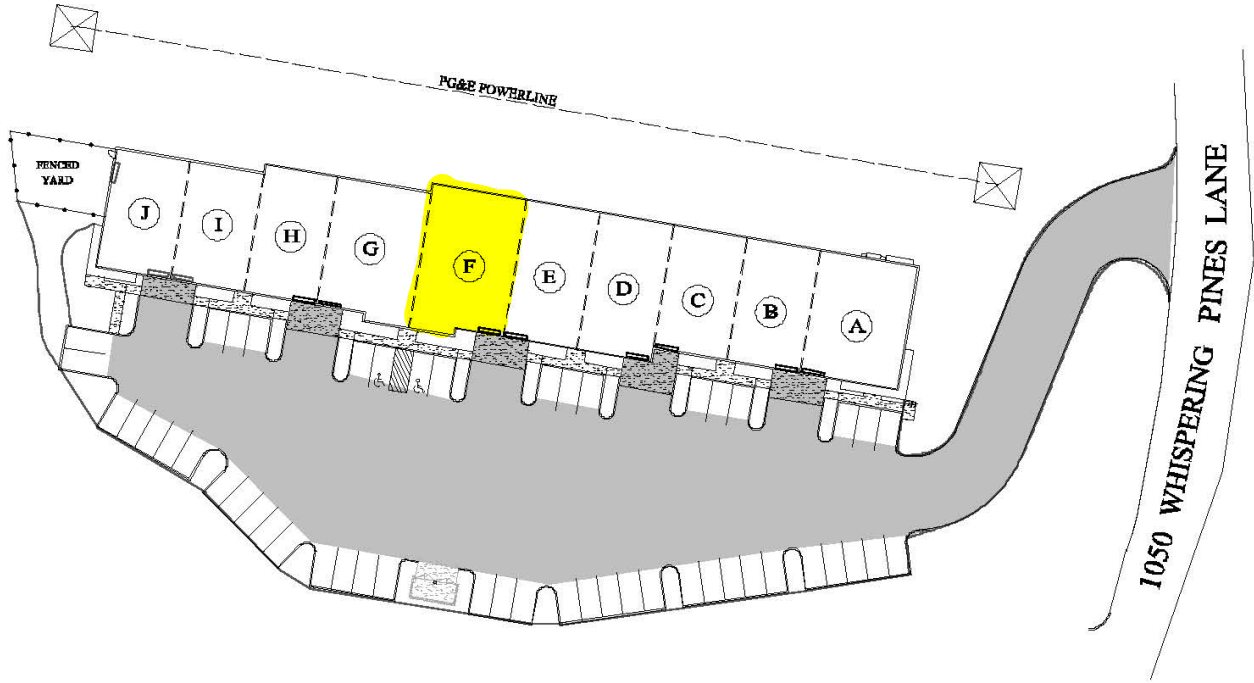
Property Owner/\*Representative Signature: 

*\*Property owner must provide a consent letter allowing representative to sign on their behalf.*

Applicant Signature: 

-OFFICE USE ONLY-	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

**EXHIBIT B**  
**PROJECT**





**SITE PLAN**



NO SCALE

 Represents Common Driveway Areas

INITIALS:

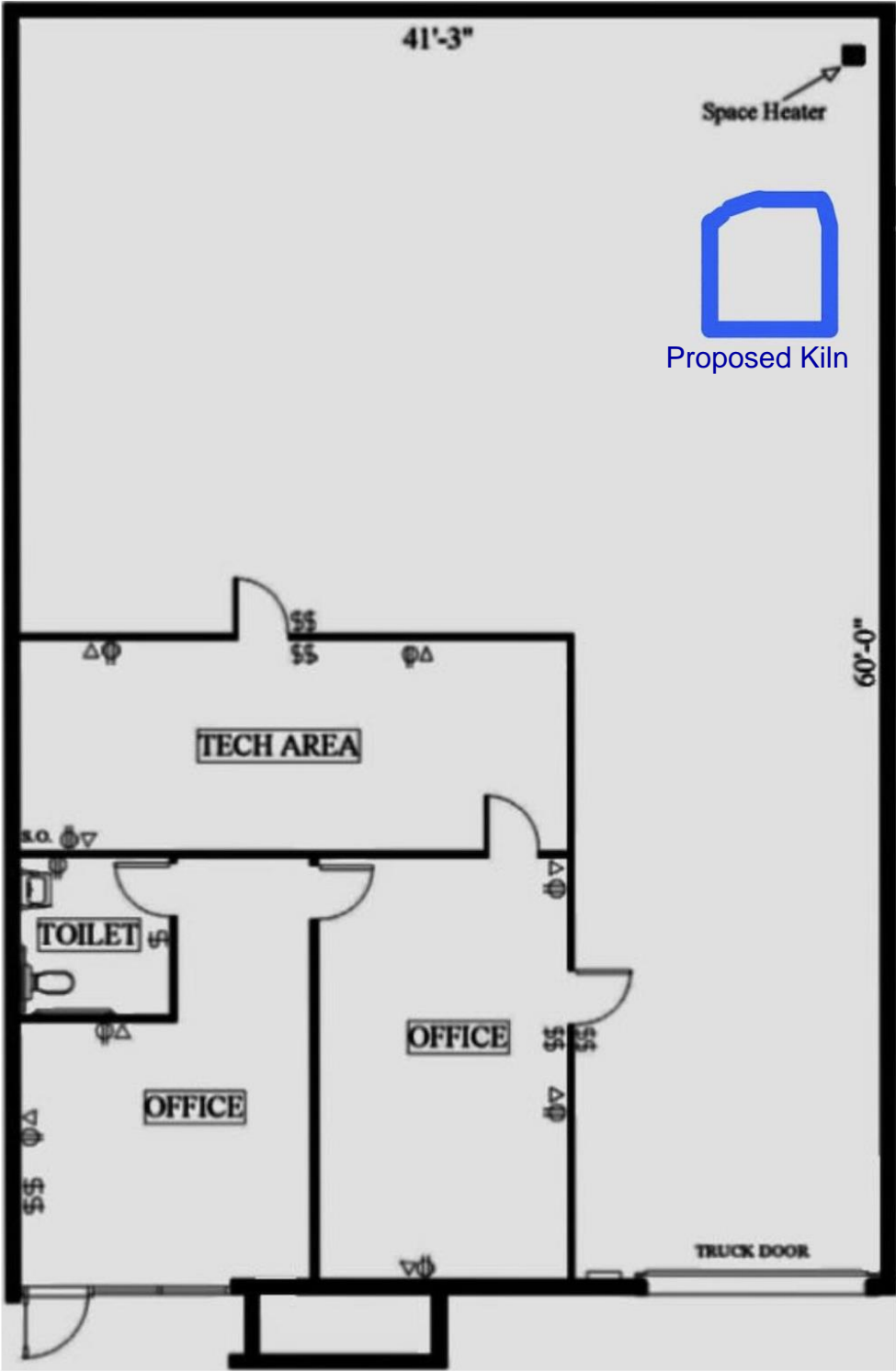
Initial  
  
 Initial  
  
 19

# Site Inspection Photos



# Floor Plan

## EXHIBIT A PREMISES



Front Entrance

To: Grass Valley Associate Planner, Vanessa Franken  
530-274-4712 / [vfranken@grassvalleyca.gov](mailto:vfranken@grassvalleyca.gov)

April 16, 2026

**Paws On Hearts** – APN: 009-760-020, 26PLN-0011  
**Kate Beck**

This document acknowledges that the Northern Sierra Air Quality Management District has received the two additional documents for the **Paws on Hearts** facility at **1050 Whispering Pines Lane** in Grass Valley, CA.

The Horizon Engineering Source Evaluation Report provided emissions rates for both particulate matter (PM) and oxides of nitrogen (NOx). Both emission rates are given in lb/hr, for two different test runs. Even when the higher emission rates are used, and the assumption made that the equipment would run 24 hours a day, the emission rates do not exceed the NSAQMD thresholds for either pollutant.

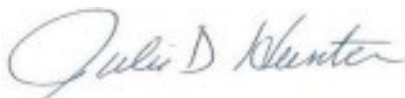
For PM the higher emission rate is 0.018 lbs/hr. Converting to lbs/day (and assuming the equipment runs for 24 hours in that day) gives an emission rate 0.432 lbs/day. This is considerably less than the NSAQMD threshold of 79 lbs/day.

For NOx, the higher emission rate is 0.36 lbs/hr. Again, with the conversion to 24-hour use, the rate equals 8.64 lbs/day. Again, this does not exceed the NSAQMD NOx threshold 24 hrs/day.

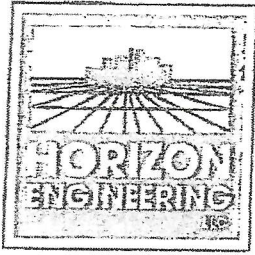
Even though the reactive organic gas emission rate was not provided, due to the minimal nature of the rates that are given, it appears clear that the thresholds would not be exceeded by this business with its current plan of operations.

Thank you for the clarifying information.

Sincerely,



Julie Hunter  
Air Pollution Control Officer  
Submitted by Suzie Tarnay APCS II / (530) 274-9360 x 505



13585 N.E. Whitaker Way • Portland, OR 97230  
Phone (503)255-5050 • Fax (503)255-0505  
[www.horizonengineering.com](http://www.horizonengineering.com)

Project No. 2603

ADP No. 05-2647

SOURCE EVALUATION REPORT

Peaceful Paws Cremation and Memorials, Inc.  
Vancouver, Washington

Therm Tec S-27 Crematory  
Particulate Matter, Opacity, CO and NO<sub>x</sub>

June 14, 2006

Test Site:  
Peaceful Paws Cremation and Memorials, Inc.  
6303 East 18<sup>th</sup> Street  
Vancouver, Washington 98666

Air Pollution Emission Testing

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington 2  
Therm Tec S-27 Crematory, June 14, 2006

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\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington 3  
Therm Tec S-27 Crematory, June 14, 2006

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Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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1. CERTIFICATIONS

1.1 Test Team Leader

I hereby certify that the test detailed in this report, to the best of my knowledge, was accomplished in conformance with applicable rules and good practices. The results submitted herein are accurate and true to the best of my knowledge.

Name: Michael J. Eisels, EIT

Signature *Mike Eisels* Date 6/29/06

1.2 Report Review

I hereby certify that I have reviewed this report and find it to be true and accurate, and in conformance with applicable rules and good practices, to the best of my knowledge.

Name: David Bagwell, GSTI

Signature *David Bagwell* Date 7/6/06

1.3 Report Review

I hereby certify that I have reviewed this report and find it to be true and accurate, and in conformance with applicable rules and good practices, to the best of my knowledge.

Name: Michael E. Wallace, P.E.

Signature *Mike Wallace* Date 2/13/06

\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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## 2. INTRODUCTION

2.1 Client: Peaceful Paws Memorials and Cremation, Inc.

2.2 Physical Location: 6303 East 18<sup>th</sup> Street  
Vancouver, Washington 98666

2.3 Mailing Address: P.O. Box 61489  
Vancouver, WA 98666

### 2.4 Test Log:

Therm Tec S-27 Crematory, Exhaust: Particulate Matter, Opacity, CO & NO<sub>x</sub>

Test Date	Run No.	Test Time
June 14, 2006	1	09:10 – 11:20
"	2	12:29 – 14:39

Summary: Two valid runs

2.5 Test Purpose: Compliance with Appendix A Order of Air Discharge  
Permit No. 05-2848 issued by Southwest Clean Air Agency (SWCAA).

2.6 Background Information: Newly installed unit.

### 2.7 Participants:

#### Horizon Personnel:

Michael J. Eisele, EIT, Team Leader  
Jason Bouwman, Field Technician  
Michael E. Wallace, P.E., Calculations and QA/QC  
David Bagwell, QSTI and David R. Rossman, P.E., Report Review  
Margery Paroissien, Technical Writer

Test Arranged by: Gary Thorn, Therm Tec

Source Site Personnel: Jim Helien

Observers: None

Test Plan Sent to: Dave Joyner, Southwest Clean Air Agency

\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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3. SUMMARY OF RESULTS

3.1 Table(s) of Results:

Table 1

Therm Tec S-27 Crematory - Exhaust

Particulate Matter (PM) and Gaseous Emissions Test Results

Test Date: June 14, 2006	Units	Run 1	Run 2	Average
PM Start Time		09:10	12:29	
PM End Time		11:13	14:32	
Sampling Time	minutes	120	120	120
<b>Sampling Results</b>				
Filterable PM Concentration	gr/dscf	0.0062	0.0059	0.0061
Conc. @ 7% O <sub>2</sub>	gr/dscf	0.0068	0.0072	0.0070
Permit Limit Conc. @ 7% O <sub>2</sub>	gr/dscf			0.04
Rate	lb/hr	0.018	0.017	0.017
Sample Volume	dscf	74.5	73.3	73.9
Sample Weight, Filterable	mg	30.1	28.0	29.0
Percent Isokinetic	%	102	100	101
Opacity	%	0	0	0
O <sub>2</sub>	%	8.1	9.5	8.8
CO <sub>2</sub>	%	7.9	6.9	7.4
CO Concentration	ppmv	19	1	10
Conc. @ 7% O <sub>2</sub>	ppmv	21	2	11
Permit Limit Conc. @ 7% O <sub>2</sub>	ppmv			50
Rate	lb/hr	0.028	0.002	0.015
NO <sub>x</sub> Concentration	ppmv	147	96	122
Conc. @ 7% O <sub>2</sub>	ppmv	160	117	139
Permit Limit Conc. @ 7% O <sub>2</sub>	ppmv			165
Rate	lb/hr	0.36	0.23	0.29
<b>Source Parameters</b>				
Flow Rate (Actual)	acfm/min	1,390	1,390	1,390
Flow Rate (Standard)	dscf/min	336	335	336
Temperature	°F	1,453	1,458	1,455
Moisture	%	12.8	12.8	12.8
Combustion Efficiency <sup>1</sup>	%	99.98	100.0	99.99
<b>Process/Production Data</b>				
2 <sup>nd</sup> Combustion Chamber Temp.	(Data in Appendix)			
Container Weight	lb	68	74	71
Charge Type	Plastic bag			

<sup>1</sup> The combustion efficiency of the crematory unit is calculated as (CO<sub>2</sub> / (CO<sub>2</sub>+CO)).

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
 Therm Tec S-27 Crematory, June 14, 2006

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**3.2 Description of Collected Samples:**

Filters: Blue (Run 1), White (Run 2)  
 Impinger Contents: Clear

**3.3 Discussion of Errors and Quality Assurance Procedures:** This table is taken from a paper entitled "Significance of Errors in Stack Sampling Measurements", by R.T. Shigahara, W.F. Todd and W.S. Smith. It summarizes the maximum error expressed in percent, which may be introduced into the test procedures by equipment or instrument limitations.

Measurement	% Max Error
Stack Temperature $T_s$	1.4
Meter Temperature $T_m$	1.0
Stack Gauge Pressure $P_s$	0.42
Meter Gauge Pressure $P_m$	0.42
Atmospheric Pressure $P_{atm}$	0.21
Dry Molecular Weight $M_d$	0.42
Moisture Content $B_{ws}$ (Absolute)	1.1
Differential Pressure Head $\Delta P$	10.0
Orifice Pressure Differential $\Delta H$	5.0
Pitot Tube Coefficient $C_p$	2.4
Orifice Meter Coefficient $K_m$	1.5
Diameter of Probe Nozzle $D_n$	0.80

**3.3.1 Manual Methods:** QA procedures outlined in the test methods were followed, including equipment specifications and operation, calibrations, sample recovery and handling, calculations and performance tolerances.

On-site quality control procedures include pre- and post-test leak checks on trains and pitot systems. If pre-test checks indicate problems, the system is fixed and rechecked before starting testing. If post-test leak checks are not acceptable, the test run is voided and the run is repeated. The results of the quantifiable QA checks for the test runs are on the Field Data sheets.

\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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Horizon does semi-annual calibrations on pitots, thermocouples, and nozzles. Pitots are examined before and after each use to confirm that they are still aligned. Pitot systems are leak-checked before traverses begin, and after runs are completed (before any component disassembly). The results were within allowable tolerances. Prior to use, thermocouple systems are checked for ambient temperature before heaters are started or readings are taken. Problems with connections or polarity are obvious from these and readings as temperatures rise. Thermocouples are relatively permanent and rarely go out of calibration.

3.3.2 Continuous Analyzer Gas Sampling: Analyzer system checks are noted on the Calibration Field Record sheet, with procedures documented in the QA/QC section in the Appendix. All calibration standards used in the testing were EPA Protocol 1. Certificates for the gases are in the Appendix.

#### 4. SOURCE DESCRIPTION AND OPERATION

4.1 Process and Control Device Description and Operation: The new Therm Tec S-27 is a natural gas fired crematory unit. The unit, SN 12028, was manufactured in March of 2006 and installed the following May. It has a maximum firing rate of 0.8 MBtu/hr, with a normal firing rate of 0.5 MBtu/hr. The primary and secondary chamber temperatures are continuously logged by chart recorder. The system uses secondary combustion for emission control.

4.2 Test Ports: Ports and traverse points are described and diagrammed on the Field Data sheets.

\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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#### 4.2.1 Test Duct Characteristics:

Construction: Ceramic with steel sheath

Shape: Circular

Size: 12 1/8 inches inside diameter

Orientation: Vertical

Flow straighteners: None

Extension: None

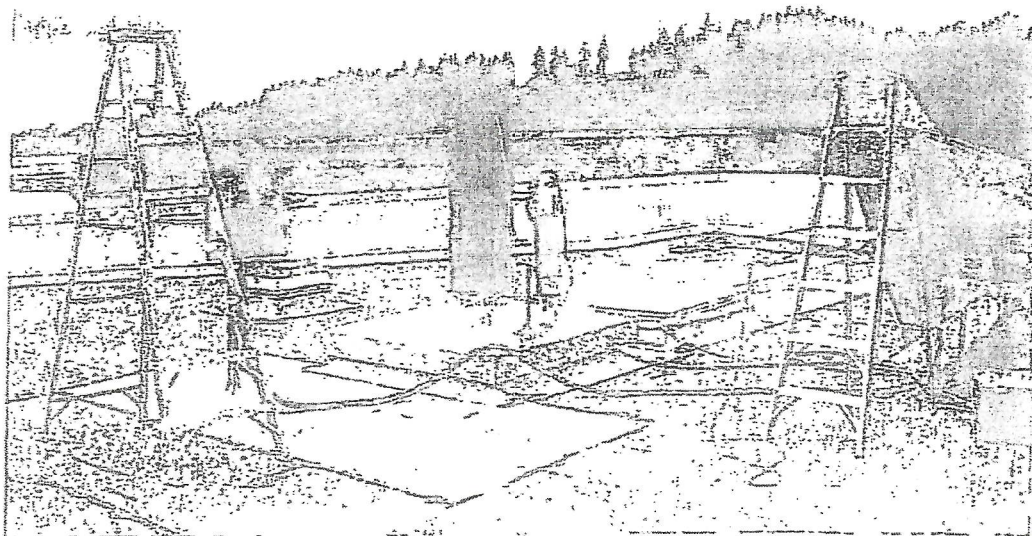
Cyclonic Flow: No cyclonic flow expected

4.3 Operating Parameters: See Production/Process Data section of Appendix.

4.4 Process Startups/Shutdowns or Other Operational Changes During Tests: Process was continuous during testing.

#### 4.5 On-Site Photographs:

Figure 1  
Sampling Location and Setup



\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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## 5. SAMPLING AND ANALYTICAL PROCEDURES

### 5.1 Sampling Procedures:

5.1.1 Sampling and Analytical Methods: Testing was completed in accordance with EPA Methods in Title 40 Code of Federal Regulations Part 60 (40 CFR 60), Appendix A, July 1, 2004.

Flow Rate: EPA Methods 1 and 2 (S-type pitot w/particulate traverses)  
CO<sub>2</sub> & O<sub>2</sub>: EPA Method 3A (NDIR and paramagnetic analyzers)  
Moisture: EPA Method 4 (incorporated w/ M-5)  
PM: EPA Methods 5/202 (filterable and condensable matter, filterable matter for demonstration of compliance)  
NO<sub>x</sub>: EPA Method 7E (chemiluminescent analyzer)  
Opacity: EPA Method 9 (six minutes per test)  
CO: EPA Method 10 (gas filter correlation analyzer)

5.1.2 Sampling Notes: None

### 5.1.3 Laboratory Analysis:

Analyte	Laboratory
Particulate Matter	Anitech, Corbett, OR

\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*



13555 NE Wheeler Way, Portland, OR 97220  
 Phone (503) 255-5050 • Fax (503) 255-5055  
 www.horizonengineering.com

Run 1

**SOURCE INFORMATION**

Company Name: Kaiser Aluminum

Address: Van Couver Way

Phone #

Source Description: CYCLATORY ID #

Operating Mode/Output Rate: Normal

Control Equipment: NONE Operating Mode

**PLUME INFORMATION**

	@ Start	@ End
Emission Point Description	<u>Metal stacks</u>	
Height Above Ground	<u>~30'</u>	<input checked="" type="checkbox"/>
Height Relative to Observer	<u>~27'</u>	<input checked="" type="checkbox"/>
Distance from Observer	<u>~200'</u>	<input checked="" type="checkbox"/>
Direction from Observer	<u>North</u>	<input checked="" type="checkbox"/>
Plume Type: Continuous	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fugitive	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plume Color	<u>clear</u>	<input checked="" type="checkbox"/>
Water Droplets Present?	<u>no</u>	<input checked="" type="checkbox"/>
Attached Plume?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detached Plume?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Point in the Plume at Which Opacity was Observed	<u>End of metal stack</u>	<input checked="" type="checkbox"/>
Description of Background	<u>clouds</u>	<input checked="" type="checkbox"/>
Color of Background	<u>Grey</u>	<input checked="" type="checkbox"/>
Condition of Sky	<u>cloudy</u>	<input checked="" type="checkbox"/>
Wind Speed (mph)	<u>0-3</u>	<input checked="" type="checkbox"/>
Wind Direction (from)	<u>SW</u>	<input checked="" type="checkbox"/>
Ambient Temperature (°F)	<u>~62</u>	<input checked="" type="checkbox"/>
Relative Humidity (%)	<u>&lt; 10%</u>	<input checked="" type="checkbox"/>

**VISIBLE EMISSION OBSERVATION FORM**

OBSERVATION RECORD

DATE: 6/14/06 TIME: Start 9:55 End 10:01

MIN	Seconds				Time / Comments
	0	15	30	45	
1	0	0	0	0	
2	0	0	0	0	
3	0	0	0	0	
4	0	0	0	0	
5	0	0	0	0	
6	0	0	0	0	
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Source Layout Sketch

Draw North Arrow

Observer's Name (print): Mike Eisele Certification No. 1224

Organization: Horizon Engineering, Portland, Oregon (503) 255-5050

Comments: exact pos. of stack is not known due to cloud cover. ✓ = same as the start of the run.

Observer's Name (print): Mike Eisele Certification No. 1224

Organization: Horizon Engineering, Portland, Oregon (503) 255-5050

Certified By: Mike Eisele Date: March 2006

Yakima Regional Clean Air Authority Northwest Opacity Cert.

Observer's Signature: Mike Eisele Date: 6/14/06



11555 NE Walker Way, Portland, OR 97228  
 Phone (503) 255-5050, Fax (503) 255-5050  
 www.horizonengineering.com

RUN 2

**SOURCE INFORMATION**  
 Company Name: Peaceful Falls  
 Address: Vancouver WA  
 Phone # \_\_\_\_\_

**VISIBLE EMISSION OBSERVATION FORM**  
**OBSERVATION RECORD**  
 DATE 6/14/06 TIME: Start 14:06 End 14:12

Source Description <u>Crematory</u>	ID # Serial <u># 12026</u>
Operating Mode/Output Rate <u>Normal</u>	
Control Equipment <u>NONE</u>	Operating Mode _____
<b>PLUME INFORMATION</b>	
Emission Point Description <u>Meta stack</u>	@ Start   @ End
Height Above Ground <u>~30'</u>	<u>✓</u>
Height Relative to Observer <u>~25'</u>	<u>✓</u>
Distance from Observer <u>~300'</u>	<u>✓</u>
Direction from Observer <u>NE</u>	<u>✓</u>
Plume Type: Continuous <u>Yes</u>	<u>✓</u>
Intermittent <u>-</u>	<u>✓</u>
Fugitive <u>-</u>	<u>✓</u>
Plume Color <u>Clear</u>	<u>✓</u>
Water Droplets Present? <u>NO</u>	<u>✓</u>
Attached Plume? <u>-</u>	<u>✓</u>
Detached Plume? <u>-</u>	<u>✓</u>
Point in the Plume at Which Opacity was Observed <u>End of metal stack</u>	<u>✓</u>
Description of Background <u>Clouds</u>	<u>✓</u>
Color of Background <u>Grey</u>	<u>✓</u>
Condition of Sky <u>Mostly clear</u>	<u>✓</u>
Wind Speed (mph) <u>0-3</u>	<u>✓</u>
Wind Direction (from) <u>SW</u>	<u>✓</u>
Ambient Temperature (°F) <u>66</u>	<u>✓</u>
Relative Humidity (Pb) <u>&lt;100%</u>	<u>✓</u>

MIN	Seconds				Time / Comments
	0	15	30	45	
1	0	0	0	0	
2	0	0	0	0	
3	0	0	0	0	
4	0	0	0	0	
5	0	0	0	0	
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Source Layout Sketch      Draw North Arrow

Observer's Position

Sun Location Line

Comments ✓ = Sat 45 this start of the run

Observer's Name (print) Mike Eisale      Certification No. 1224  
 Organization: Horizon Engineering, Portland, Oregon (503) 255-5050

Certified By: Mike Eisale      Date: 6/14/06  
 Yakima Regional Clean Air Authority Northwest Opacity Cert.  
 Observer's Signature: \_\_\_\_\_      Date: 6/14/06 37


Zone	Locations	Maximum Densities / Intensities			Req'd Open Land <sup>3</sup>	Additional Criteria	
		Residential (du/ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
		Average <sup>6</sup>	Single Acre <sup>7</sup>				
<b>A</b>	<i>Runway Clear Zone</i>	0	0	0	All Remaining	<ul style="list-style-type: none"> <li>› All structures except ones with location set by aeronautical function</li> <li>› Assemblages of people</li> <li>› Objects exceeding FAR Part 77 height limits</li> <li>› Storage of hazardous materials</li> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Mostly on existing or future airport property or other public lands</li> <li>› Avigation easement dedication on remainder</li> <li>› NCALUC airspace review required for all objects</li> </ul>
<b>B1</b>	<i>Inner Approach Zone</i>	0.10 (average parcel size ≥10.0 ac.)	50	100	30%	<ul style="list-style-type: none"> <li>› Children's schools, day care centers (&gt; 15 children), libraries</li> <li>› Hospitals, nursing homes</li> <li>› Buildings with &gt;2 habitable floors above ground</li> <li>› Highly noise-sensitive uses (e.g., outdoor theaters)</li> <li>› Aboveground bulk storage of hazardous materials<sup>9</sup></li> <li>› Critical community infrastructure facilities<sup>10</sup></li> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Locate structures maximum distance from extended runway centerline</li> <li>› Minimum NLR of 25 dB in residences (including mobile homes)<sup>11</sup></li> <li>› NCALUC airspace review required for objects &gt;3,106 feet MSL west of Airport and 3,192 feet MSL east of Airport<sup>12</sup></li> <li>› Avigation easement dedication</li> </ul>
<b>B2</b>	<i>Sideline Zone</i>	0.33 (average parcel size ≥3.0 ac.)	100	300	No Req't	Same as Zone B1	<ul style="list-style-type: none"> <li>› Locate structures maximum distance from runway</li> <li>› Minimum NLR of 25 dB in residences (including mobile homes)<sup>11</sup></li> <li>› NCALUC airspace review required for objects &gt;3,106 feet MSL<sup>12</sup></li> <li>› Avigation easement dedication</li> </ul>
<b>C</b>	<i>Inner Turning Zone and Extended Approach Zone</i>	0.5 (average parcel size ≥2.0 ac.)	100	300	20%	<ul style="list-style-type: none"> <li>› Children's schools, day care centers (&gt; 15 children), libraries</li> <li>› Hospitals, nursing homes</li> <li>› Buildings with &gt;3 habitable floors above ground</li> <li>› Highly noise-sensitive uses (e.g., outdoor theaters)</li> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Minimum NLR of 20 dB in residences (including mobile homes)<sup>11</sup></li> <li>› NCALUC airspace review required for objects &gt;3,106 feet MSL west of Airport and 3,192 feet MSL east of Airport<sup>12</sup></li> <li>› Recorded overflight notice required</li> </ul>
<b>D</b>	<i>Traffic Pattern Zone</i>	4.0 and 20.0 in Urban Overlay Zone D*	200 and No Limit in Urban Overlay Zone D*	600	10%	<ul style="list-style-type: none"> <li>› Highly noise-sensitive uses</li> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› NCALUC airspace review required for objects &gt;3,207 feet MSL</li> <li>› Recorded overflight notice required</li> <li>› Children's schools, hospitals, nursing homes discouraged<sup>13</sup></li> </ul>
<b>E</b>	<i>Other Airport Environs</i>	No Limit <sup>15</sup>			No Req't	<ul style="list-style-type: none"> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Airspace review required for objects &gt;3,257 feet MSL</li> <li>› Real estate disclosure required</li> <li>› Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks<sup>14</sup></li> </ul>
	<i>Height Review Overlay Zone</i>	Same as Underlying Compatibility Zone			Not Applicable	Same as Underlying Compatibility Zone	<ul style="list-style-type: none"> <li>› Airspace review required for objects &gt; 35 feet tall<sup>12</sup></li> <li>› Avigation easement dedication</li> </ul>

Table 2A

## Basic Compatibility Criteria

**NOTES:**

- <sup>1</sup> Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per acre. Clustering of units is encouraged (see Policy 5.2.8 for limitations). Project site may include multiple parcels. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.4.
- <sup>2</sup> Proposed development must comply with both forms of intensity limits (See Policy 3.1.3). Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside. See Policy 5.2.7 for guidance on calculating usage intensities.
- <sup>3</sup> Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 5.2.6 for additional criteria.
- <sup>4</sup> The uses listed here are ones which are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- <sup>5</sup> As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed (see Policy 5.4.5). This requirement is set by state law. Avigation Easement dedication and Recorded Overflight Notification requirements indicated for specific compatibility zones apply only to new development (see Policies 3.1.9 and 5.4.3).
- <sup>6</sup> The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- <sup>7</sup> Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 5.2.8(b) for details.
- <sup>8</sup> Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 5.3.7 for details.
- <sup>9</sup> Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 5.2.5(c) for details.
- <sup>10</sup> Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 5.2.5(d) for details.
- <sup>11</sup> NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 5.1.5 for NLR requirements for other noise-sensitive uses.
- <sup>12</sup> Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 5.3.5 for details.
- <sup>13</sup> See Policy 3.1.7 for explanation of term “discouraged.”
- <sup>14</sup> Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. See Policy 3.1.7 for explanation of term “discouraged.” This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.

**Table 2A, continued**


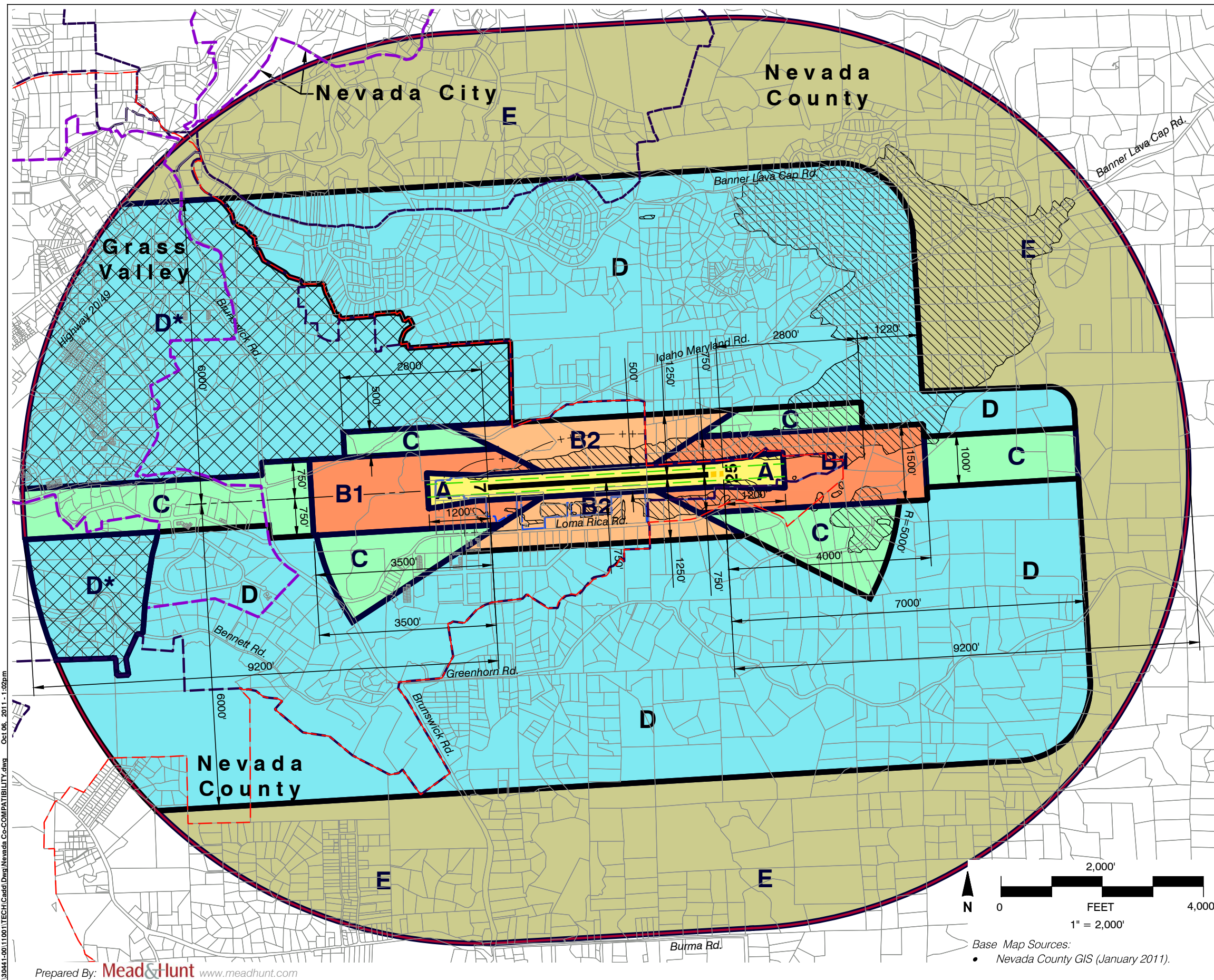
Zone	Noise and Overflight Factors	Safety and Airspace Protection Factors
<p><b>A</b> Runway Clear Zone</p>	<p><i>Noise Impact: Very High</i></p> <ul style="list-style-type: none"> <li>▶ Mostly above CNEL 65 dB</li> </ul>	<p><i>Risk Level: Very High</i></p> <ul style="list-style-type: none"> <li>▶ Includes Runway Protection Zones and Building Restriction Line as indicated on Airport Layout Plan (ALP) drawing</li> <li>▶ Nearly 40% of off-runway general aviation accidents near airports occur in this zone</li> <li>▶ Object heights restricted to &lt;35 feet in some areas</li> </ul>
<p><b>B1</b> Inner Approach Zone</p>	<p><i>Noise Impact: High</i></p> <ul style="list-style-type: none"> <li>▶ Typically above CNEL 60 dB</li> <li>▶ Single-event noise sufficient to disrupt wide range of land use activities including indoors if windows open</li> </ul>	<p><i>Risk Level: High</i></p> <ul style="list-style-type: none"> <li>▶ Encompasses areas overflowed by aircraft at low altitudes—typically only 200 to 400 feet above the runway elevation.</li> <li>▶ Some 10% to 20% of off-runway general aviation accidents near airports take place here</li> <li>▶ Object heights restricted to &lt;35 feet in some areas</li> </ul>
<p><b>B2</b> Sideline Zone</p>	<p><i>Noise Impact: Moderate to High</i></p> <ul style="list-style-type: none"> <li>▶ Mostly above CNEL 60 dB</li> <li>▶ Exposed to loud single-event noise from takeoffs and jet thrust-reverse on landing; also from pre-flight run-ups</li> </ul>	<p><i>Risk Level: Low to Moderate</i></p> <ul style="list-style-type: none"> <li>▶ Area not normally overflowed by aircraft; primary risk is with aircraft (especially twins) losing directional control on takeoff</li> <li>▶ About 3% of off-runway general aviation accidents near airports happen in this zone</li> <li>▶ Object heights restricted to &lt;35 feet in some areas</li> </ul>
<p><b>C</b> Inner Turning Zone and Extended Approach Zone</p>	<p><i>Noise Impact: Moderate</i></p> <ul style="list-style-type: none"> <li>▶ May exceed CNEL 55 dB</li> <li>▶ Primary aircraft traffic pattern south of airport</li> <li>▶ Aircraft typically at or below 1,000-foot traffic pattern altitude; individual events occasionally loud enough to intrude upon indoor activities</li> </ul>	<p><i>Risk Level: Moderate</i></p> <ul style="list-style-type: none"> <li>▶ Includes areas where aircraft turn from base to final approach legs of standard traffic pattern and descend from traffic pattern altitude</li> <li>▶ Zone also includes areas where departing aircraft normally complete transition from takeoff power and flap settings to climb mode and have begun to turn to their en route heading</li> <li>▶ Minimal aircraft traffic north of airport except by fire attack aircraft during fire season</li> <li>▶ Some 10% to 15% of off-runway general aviation accidents near airports occur here</li> <li>▶ Object heights restricted to as little as 35 feet</li> </ul>
<p><b>D</b> Traffic Pattern Zone</p>	<p><i>Noise Impact: Moderate</i></p> <ul style="list-style-type: none"> <li>▶ Noise more of a concern with respect to individual loud events than with cumulative noise contours</li> <li>▶ Portions of the 55-CNEL contour extend into this zone</li> <li>▶ Traffic pattern north of airport is modified to account for high terrain northeast of airport</li> <li>▶ Urban Overlay Zone D* reflects relatively high ambient noise level of urbanized area</li> </ul>	<p><i>Risk Level: Low</i></p> <ul style="list-style-type: none"> <li>▶ About 20% to 30% of general aviation accidents take place in this zone, but the large area encompassed means a low likelihood of accident occurrence in any given location</li> <li>▶ Risk concern is primarily with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)</li> <li>▶ Airspace concern is generally with object heights &gt; 100 feet above runway elevation except to northeast where terrain is higher</li> </ul>
<p><b>E</b> Other Airport Environs</p>	<p><i>Noise Impact: Low</i></p> <ul style="list-style-type: none"> <li>▶ Beyond the 55-CNEL contour</li> <li>▶ Occasional overflights intrusive to some outdoor activities</li> </ul>	<p><i>Risk Level: Low</i></p> <ul style="list-style-type: none"> <li>▶ Risk concern only with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)</li> </ul>
<p> Height Review Overlay Zone</p>	<p><i>Noise Impact: Low</i></p> <ul style="list-style-type: none"> <li>▶ Individual noise events slightly louder because high terrain reduces altitude of overflights</li> </ul>	<p><i>Risk Level: Moderate</i></p> <ul style="list-style-type: none"> <li>▶ Modest risk because high terrain constitutes airspace obstruction</li> <li>▶ Key concern is tall single objects (e.g., antennas)</li> </ul>

Table 2B

## Compatibility Zone Delineation



**Legend**

- Boundary Lines**
- Airport Property Line
  - ++ Proposed Airport Property Acquisition
  - - - City Limits
  - - - Grass Valley Planning Area
  - - - Grass Valley Sphere of Influence
  - - - Nevada City Sphere of Influence
  - Existing Runway (4,350')
  - Future Runway (4,650')
  - - - Object Free Area
  - - - Airport Influence Area
- Compatibility Zones<sup>1</sup>**
- Zone A - Runway Clear Zone
  - Zone B1 - Inner Approach Zone
  - Zone B2 - Sideline Zone
  - Zone C - Inner Turning Zone & Extended Approach Zone
  - Zone D - Traffic Pattern Zone
  - Zone D\* - Urban Overlay Zone
  - Zone E - Other Airport Environs
  - Height Review Overlay

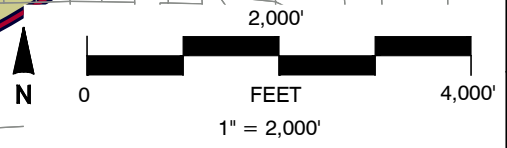
**Notes**

1. See Chapter 2, Table 2A, Basic Compatibility Criteria.

**Nevada County Airport  
Land Use Compatibility Plan**  
(Adopted September 2011)

Map 2A

**Compatibility Policy Map**



Base Map Sources:  
• Nevada County GIS (January 2011).

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**DRAFT CONDITIONS OF APPROVAL**

**Application Number:** 26PLN-0011  
**Applicant:** Kate Beck (Applicant, Tenant, Business Operator)/Harry Carr (Property Owner)  
**Location/APNs:** 1050 Whispering Pines Lane, Suite F, Grass Valley, CA, 95945 (APN: 009-760-026)  
**Prepared by:** Vanessa Franken, Associate Planner

**STANDARD CONDITIONS**

1. The approval date for Planning Commission review of the proposed project is 5/19/2026, with an effective date of 6/04/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 5/19/2027, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code, per [Section 17.74.060 – Time Limits and Extensions](#).
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

**BUILDING DIVISION**

1. Obtain a building permit for all applicable work. New occupancy, if applicable, will determine Building Code requirements.

**FIRE MARSHAL**

1. Occupancy classification shall be determined by the Building Official prior to Fire review. Be advised, final occupancy classification, fire area, and hazard area, may require installation of fire protection systems requirements, including but not limited to

an automatic fire sprinkler system and fire alarm/detection system. If required, these systems shall be submitted as deferred submittals.

2. The proposed pet cremation unit shall be listed and labeled for its intended use.
  - Be installed per manufacturers specifications.
  - Include: Automatic fuel shut off, over-temperature protections, emergency shutoff switch (accessible).
  - CA Fire Code (CFC) §603 – Fuel Fired Appliances
3. Fire apparatus access and water supply shall be verified during building permit review.
  - Hydrant location and fire flow shall be evaluated, if applicable.
  - Knox-box may be required.
  - CFC §503 & §506

**PLANNING DIVISION**

1. Any new signs associated with the facility shall be designed to meet the City Sign Ordinance ([Chapter 17.38 – Signs](#)), as well as any applicable sign standards within the overarching [Whispering Pines Specific Plan](#) for the area; Section A.11 – Signs (PDF page 83). A new sign may require a building permit.
2. Pet cremation unit Manufacturer Noise Specifications shall be provided to the Planning Department. Operator shall allow Planning Department inspection for noise measuring, and/or provide noise readings to the Planning Department, if needed.

**NEVADA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (NCDEH)**

1. Operator must comply with applicable codes and regulations regarding storage of hazardous materials and generated hazardous waste, as set forth in the CA Health and Safety Code Section 25500 – 25519 and 25100 – 25258.2, including the electronic reporting requirement to the California Environmental Reporting System (CERS).

The project proponent/operator shall apply for and obtain a permit for the storage of hazardous materials and the generation of hazardous wastes from the Nevada County Department of Environmental Health (NCDEH), the Certified Unified Program Agency (CUPA) within 30 days of reaching or exceeding statutory thresholds of 55 gallons of hazardous liquid, 200 standard cubic feet of compressed gas, including oxygen, and 500 pounds of hazardous solid.

- CUPA permits shall be renewed annually.
2. NCDEH advises applicant to ensure they have all required approvals from the local and State jurisdictional Air Quality Control District(s). This could entail approvals from the Northern Sierra Air Quality Management District, and/or California Air Resources Board (CARB).

**NEVADA IRRIGATION DISTRICT (NID)**

1. Will require a RP (backflow) device for the existing service meter and separate landscape meter. Costs associated with RP are owner responsibility
  - Questions may be directed to Tricia Panock, Business Services Technician; (530) 271-6840 or [panockt@nidwater.com](mailto:panockt@nidwater.com)

**NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT(NID)**

1. Asbestos dust mitigation is required *if* there will be any soil disturbance at the site, due to the project property being located in a mapped ultramafic rock zone. Please keep this in mind for any future major site modifications, renovations, or landscaping.

Additionally, no structural demolition is mentioned for this project, however, in the interest of safety, please keep in mind that any building can have asbestos containing building materials (ACBM) that pose a health risk if disturbed. We are a “non-delegated” air district, therefore if internal renovations are planned, the applicant **must submit** the EPA Notification Form found here: <https://ww2.arb.ca.gov/our-work/programs/asbestos-neshap-program/asbestos-neshap-notification-renovation-or-demolition> before demolition begins.

- Questions may be directed to Suzie Tarnay, Air pollution Control Officer; (530) 274-9360 (EXT. 505) or [suziet@myairdistrict.com](mailto:suziet@myairdistrict.com)



**DEVELOPMENT  
REVIEW  
COMMITTEE  
MAY 12, 2026**

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**PROJECT SUMMARY**

**Application Number:** 25PLN-0028  
**Subject:** Use Permit for the extension of 85-foot tall telecommunication monopine by 17-feet  
**Applicant:** Phillip Thomas, representing T-Mobile  
**Location/APNs:** 142 Olympia Park Road, APN: 035-320-044  
**Current Zoning/General Plan:** Central Business District (C2) / Commercial (C)  
**Entitlements:** Development Review Permit, Use Permit  
**Environmental Status:** Categorical Exemption, Class 1  
**Prepared by:** Amy Wolfson, City Planner

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**RECOMMENDATION:**

Recommend that the Planning Commission approve application (25PLN-0028) which includes the request to approve the extension of the 85-foot monopine as an “eligible facility request” pursuant to , which includes 26.8-acre infill site, 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartment units at the 200 Block of Dorsey Drive APNs: 035-260-062, -064, -077, which includes the following actions:

- a. Find that the Proposed Facility is “categorically exempt” from further environmental review under CEQA because pursuant to CEQA Guidelines § 15301, which exempts projects from CEQA when there is a negligible or no expansion of use to the originally permitted use as further discussed in finding 2; and
- b. Approve the Development Review Permit for the extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing; and
- c. Approve the Use Permit extension of the 85-foot monopine by 17-feet, subject to findings 1-10, and Conditions of Approval, as may be modified at the public hearing; and.

**BACKGROUND:**

At its February 16, 2016 regular meeting, the Planning Commission approved an 85-foot tall telecommunication facility at 142 Olympia Park Road. The Verizon Wireless Monopine Telecommunication facility was placed within a 1,200 sq. ft. fenced leased area which

included the monopine, an outdoor equipment/radio cabinets, concrete pad and an emergency standby generator.

### **Proposed Project:**

The applicant is requesting to extend the existing 85-foot monopine telecommunication facility by 17-feet to a total height of 102-feet, including new monopine foliage. The proposed antennas would reach a height of 97-feet. The 17-foot extension request qualifies as an “eligible facilities request,” under Section 6409 of the Spectrum Act (47 U.S.C. Sect. 1455(a)). This statute applies to additions and modifications to existing telecommunication facilities that are not “substantial changes” to the existing facilities’ physical dimensions. The proposed extension will not increase the height of the Tower by more than 20-feet, which is automatically determined to not be a substantial change under the statute for eligible facilities requests.

As an “eligible facility” under section 6409 of the Spectrum Act, the City is required to approve the proposed modified telecommunication facility. Municipal Code Chapter 17.46 requires that an extension of an existing telecommunication facility be permitted through a Use Permit. While the City cannot deny the project, conditions of approval can be added to ensure that the extension is camouflaged at least as much as the original facility so that the extended facility and new equipment still look like a faux tree. Staff has added several conditions of approval established under Chapter 17.46, as well as from the original mitigation measures established in the 2016 Mitigated Negative Declaration.

According to the applicant, the extension of the proposed monopine will allow the decommissioning of two existing T-Mobile telecommunication facilities: 1) 850 Sutton Way, and 2) 175 Joerschke Drive.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (“CEQA”) Guidelines §§ 15300 *et seq.*, staff recommends that the Proposed Facility is “categorically exempt” from further environmental review under CEQA because: (1) CEQA Guidelines § 15301 exempts this project from CEQA review as a minor alteration to an existing public or private structure with a negligible or no expansion to the originally permitted use, which is consistent with the determination that the proposed alteration will not significantly change the physical dimensions of the existing facility under 47 U.S.C. § 1455(a) and related Federal Communication Commission interpretations and regulations; and (2) no exception under CEQA Guidelines § 15300.2 to any categorical exemptions applies to this project because (a) the project would not be located in any particularly sensitive environment; (b) the cumulative impact from successive, similar projects over time would not be significant; (c) no unusual circumstances suggest a reasonable possibility that activities in connection with the project would cause a significant effect on the environment; (d) the project would not result in damage to scenic resources; (e) the project is not located on any site listed as a “hazardous waste site” pursuant to California Government Code § 65962.5; and (f) the project would not result in substantial adverse change to a historical resource’s significance.

### **FINDINGS**

In accordance with Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resource Code, and Sections 17.72.30 J (Development Review Permit) and 17.72.060 – Use Permits and Minor Use Permits, of the Grass Valley Development Code, the Planning Commission is required to make the following specific findings before it approves the Dorsey Marketplace Project as resubmitted:

1. The City received a complete application for the 17-foot extension of the existing monopine telecommunication facility (25PLN-0028).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find that the Proposed Facility is “categorically exempt” from further environmental review under CEQA because: (1) CEQA Guidelines § 15301 exempts this project from CEQA review as a minor alteration to an existing public or private structure with a negligible or no expansion to the originally permitted use, which is consistent with the determination that the proposed alteration will not significantly change the physical dimensions of the existing facility under 47 U.S.C. § 1455(a) and related Federal Communication Commission interpretations and regulations; and (2) no exception under CEQA Guidelines § 15300.2 to any categorical exemptions applies to this project.
3. The 2020 General Plan designates the project site as Commercial (C). The extension of the existing telecommunication facility Project is consistent with the General Plan land use designation, including the following policy:
  - 32-LUP - encourage development of modern telecommunications infrastructure to support economic development and telecommuting.
4. The proposed project is allowed within the applicable zoning designation with a Use Permit and complies with all other applicable provisions of the Development Code and the City Municipal Code, including Chapter 17.46, which establishes standards for telecommunication facilities, requiring a Use Permit pursuant to section 17.46.040.
5. The design, location, size, and characteristics of the proposed project is in compliance with Grass Valley design standards in effect, such as incorporating pedestrian oriented networks throughout the site, and incorporating building materials and massing to reduce the scale of large buildings, and standards and guidelines for Development Review Permits, including “Site Planning and Project Design Standards” outlined in Article 3 of Title 17 the Development Code, including parking, landscaping, and outdoor lighting.
6. The height of the tower is no taller than necessary to meet the technical requirements of the proposed wireless communication system as demonstrated in the presented coverage maps and because the proposal meets the requirements as an eligible facility request under Section 6409 of the Spectrum Act;
7. The applicant has agreed to accept proposals from future applicants to collocate at the approved site as was demonstrated under Use Permit file no 15PLN-0005, and further made evident by the current co-location proposal;

8. The project as proposed is necessary for the provision of an efficient wireless communication system as demonstrated in the presented coverage maps and because the proposal meets the requirements as an eligible facility request under 6409 of the Spectrum Act;
9. The communication facility will not adversely impact the character and aesthetics of any public right-of-way because the monopine aesthetic will be extended with the faux foliage to continue camouflaging of the extended facility; and
10. The communication facility complies with all applicable requirements of chapter 17.46 of the City Municipal Code and Section 6409 of the Spectrum Act.

### **ATTACHMENTS**

1. Applications
2. Vicinity/Aerial Map
3. Proposed Conditions of Approval
4. Extended Facility Plans
5. Eligible Facilities Request
6. Photo simulations
7. Coverage Maps
8. RF Report
9. Alternative Site Analysis
10. Exhibit L of Application no. 15PLN-0005 (faux tree samples)

**CITY OF GRASS VALLEY**  
 Community Development Department  
 125 E. Main Street  
 Grass Valley, California 95945  
 (530) 274-4330  
 (530) 274-4399 fax

# UNIVERSAL PLANNING APPLICATION



Item # 2.

**Application Types**

**Administrative**

- Limited Term Permit \$757.00
- Zoning Interpretation \$243.00

**Development Review**

- Minor Development Review – under 10,000 sq. ft. \$1,966.00
- Major Development Review – over 10,000 sq. ft. \$3,571.00
- Conceptual Review - Minor \$497.00
- Conceptual Review – Major \$847.00
- Plan Revisions – Staff Review \$342.00
- Plan Revisions – DRC / PC Review \$901.00
- Extensions of Time – Staff Review \$306.00
- Extensions of Time – DRC / PC Review \$658.00

**Entitlements**

- Annexation \$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion \$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New \$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision \$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment \$8,000.00
- Planned Unit Development \$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment \$3,364.00
- Zoning Map Amendment \$5,501.00
- Easements (covenants & releases) \$1,794.00

**Environmental**

- Environmental Review – Initial Study \$1,858.00
- Environmental Review – EIR Preparation Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination \$162.00 (+ Dept. of Fish and Game Fees)

Environmental Review - Notice of Exemption \$162.00 (+ County Filing Fee)

**Sign Reviews**

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$330.00
- Major – Master Sign Programs \$1,407.00
- Exception to Sign Ordinance \$1,046.00

**Subdivisions**

- Tentative Map (4 or fewer lots) \$3,788.00
- Tentative Map (5 to 10 lots) \$5,267.00
- Tentative Map (11 to 25 lots) \$7,053.00
- Tentative Map (26 to 50 lots) \$9,668.00
- Tentative Map (51 lots or more) \$14,151.00
- Minor Amendment to Approved Map (staff) \$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage \$829.00
- Tentative Map Extensions \$1,136.00
- Tentative Map - Lot Line Adjustments/Merger \$1,325.00

**Use Permits**

- Minor Use Permit - Staff Review \$562.00
- Major Use Permit - Planning Commission Review \$3,292.00

**Variations**

- Minor Variance - Staff Review \$562.00
- Major Variance - Planning Commission Review \$2,200.00

<u>Application</u>	<u>Fee</u>
Major Use Permit	\$3,292.00
Environmental Review	\$162.00
<b>Total*:</b>	<b>\$3,454.00</b>

*\*Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com) regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

### **ADVISORY RE: FISH AND GAME FEE REQUIREMENT**

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration\* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1<sup>st</sup>** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

\*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.



**4. Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y  N

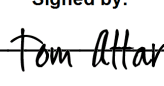
The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

**5. Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney’s fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney’s fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.


**6. Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16<sup>th</sup> day following the date by the appropriate review authority, where no appeal of the review authority’s action has been filed in compliance with Chapter 17.91 of the City’s Development Code.

The 15-day period (also known as the “appeal” period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15<sup>th</sup> day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/\*Representative Signature: Signed by:  
 \_\_\_\_\_

**\*Property owner must provide a consent letter allowing representative to sign on their behalf.**

Applicant Signature: DocuSigned by:  
 \_\_\_\_\_

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

**USE PERMIT**



**SUPPLEMENTAL APPLICATION INFORMATION**

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE  
 USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: There are currently two buildings on the property and a telecommunications facility.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

B. Describe surrounding land uses:

North: C-2

South: C-2

East: Hwy

West: C-2

C. Describe existing public or private utilities on the property: Electrical to Existing Building(s)

\_\_\_\_\_

\_\_\_\_\_

D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): Equipment Space of 150 Sq. Ft. within Existing 1,200 Sq. Ft. Lease Area.

\_\_\_\_\_

E. Proposed building height (measured from average finished grade to highest point): Tower - 102'

\_\_\_\_\_

F. Proposed building site plan:

(1)	building coverage	<u>3,200 + 600</u>	Sq. Ft.	<u>8</u>	% of site
(2)	surfaced area	<u>(P) 150 + (E) 300</u>	Sq. Ft.	<u>.9</u>	% of site
(3)	landscaped area	_____	Sq. Ft.	_____	% of site
(4)	left in open space	<u>43,667</u>	Sq. Ft.	<u>91.1</u>	% of site
	Total	<u>4,250</u>	Sq. Ft.	<u>100</u>	%

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. There are no future phases for the project at this time.

\_\_\_\_\_

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. Tech Light to illuminate the T-Mobile lease area.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Tech light will be approximately 6' above grade. The light will be hooded and facing downward.

I. Total number of parking spaces required (per Zoning Code): Not listed for this use.

J. Total number of parking spaces provided: Currently, there is space for 10+ vehicles on the property.

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? Yes  
-Equipment Cabinets - Any noise generated by the cabinets will be mitigated by the adjacent traffic.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: One of the equipment cabinets will contain batteries with approximately 30.6 gallons of electrolyte.

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain: No

II. Project Characteristics:

A. Days of operation (e.g., Monday - Friday): Monday - Sunday

B. Total hours of operation per day: 24  
Times of operation (e.g., 8 - 5, M - F): Continuous

C. If fixed seats involved, how many: N/A  
If pews or benches, please describe how many and the total length: N/A

D. Total number of employees: None - Site is Unmanned

E. Anticipated number of employees on largest shift: N/A

Item # 2.

III. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

Sales \_\_\_\_\_ Processing \_\_\_\_\_ Storage \_\_\_\_\_  
Manufacturing \_\_\_\_\_ Other Telcecom \_\_\_\_\_

B. Area devoted to outdoor use (shown on site plan).

Square feet/acres 1,200 Sq. Ft. Percentage of site 2.5

C. Describe the proposed outdoor use: Wireless Telecommunications Facility

## USE PERMITS SITE PLAN REQUIREMENTS

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

### A. Submittal Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- 15 copies of the site plan and all other applicable plans/information.
- Preliminary Title Report dated no later than 6 months prior to the application filing date.
- The appropriate non-refundable filing fee.

### B. Site Plan:

- Site Plan size – one 8-1/2" x 11", 15 larger folded copies (folded to 9" x 12") with one 8.5 by 11 reduced copy and e-mail electronic .pdf file.
- Graphic scale and north arrow.
- Show location and dimensions of existing and proposed structures and walls (identify existing as a solid line and proposed as a dashed line).

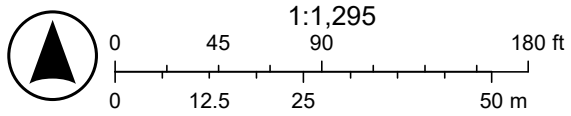
- Label the use of all existing and proposed structures or area.
- Show the distance between structures and to the property lines.
- Show site access and off street parking facilities, including parking area and layout, loading areas, trash storage areas, dimensions and numbers of individual parking spaces (including accessible spaces) and aisles.
- Show size and species of all trees 6 inches and greater in diameter at breast height.
- Show location and size of all proposed and existing signs, fences and walls.
- Show location and general dimensions of water courses and drainage ways on the site, including any proposed modifications.

# Aerial Map - 142 Olympia Park Road

Item #2.



7/30/2025, 7:59:34 AM

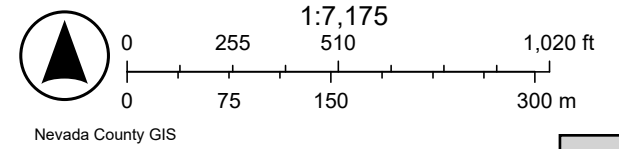


# Vicinity Map - 142 Olympia Park Road

Item # 2.



7/30/2025, 8:00:12 AM



Nevada County GIS

**DRAFT CONDITIONS OF APPROVAL  
Development Review and Use Permit  
25PLN-0005, 142 Olympia Park Rd**

**A. STANDARD CONDITIONS**

1. The approval date for Planning Commission review of the proposed project is May 16, 2026 with an effective date of June 4, 2026 pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on June 4, 2027 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Use Permit/Minor Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant and/or facility operator agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

**B. BUILDING DIVISION**

1. Obtain a building permit for all applicable work.

**C. FIRE MARSHAL**

1. Fire extinguisher(s) with a minimum rating of 2-A:20-B:C **shall be provided** such that no point is further than 75-foot travel distance to an extinguisher. Extinguishers shall be mounted in cabinets; such that the top of the extinguisher is no more than *four (4') feet* above and the bottom no less than *four (4") inches* from the ground level.
2. Provide signage to clearly mark all high voltage cabinets, boxes, and/or areas.
3. If a Back-up generator/power system is to be installed, provide information as to type and fuel system to be used to the *Fire Prevention Bureau for the City of Grass Valley Fire Department* for review and acceptance.

**D. PLANNING DIVISION**

1. All antennas, poles, towers, or equipment, including ancillary support equipment, shall have a non-reflective finish and shall be painted or otherwise treated to match or blend with the primary background and minimize visual impacts.

2. The extended tower design shall appear to be as a native pine tree to the extent feasible, and it shall blend into the background of trees in the Brunswick Basin area.
3. The extended monopine shall incorporate the same dense canopy and natural tree taper from the bottom to the top, with branch length variation so that it is consistent with tree sample “A” from “Exhibit L” of the original staff report attachments, which provides a 1:2.3 top to bottom ratio (Exhibit 10, 25PLN-0028). The natural taper and ratio consistency shall be clearly demonstrated at time of building permit to the satisfaction of the Community Development Director.
4. All ground mounted equipment shall be covered with a clear anti-graffiti type material of a type approved by the Director or shall be adequately secured to prevent graffiti.
5. All ground mounted equipment shall be sited so that it will be screened by existing development, topography, or vegetation. Ground mounted facilities shall be located within structures, underground, or in areas where substantial screening by existing structures or vegetation can be achieved. The applicant shall use the smallest and least visible antennas possible to accomplish the owner/operator’s coverage objectives.
6. The landscaping required under permit 15PLN-0005 shall be installed prior to final of the building permit.
7. All antennae, dishes, and equipment shall be entirely screened from public view by antenna socks.
8. All ancillary equipment and hardware attached to the Monopine shall be painted to match the pole and branches (i.e. flat brown).
9. The bark, branches, and needles shall be consistent with the material samples provided at the February 16, 2016 Planning Commission meeting by the applicant.

**E. NEVADA COUNTY ENVIRONMENTAL HEALTH DIVISION**

1. Should facility operations change to include storage of hazardous materials that are above the reportable threshold, the applicant and/or facility operator must obtain the appropriate permits from the Nevada County Department of Environmental Health.



SITE TYPE:  
**Monopine**

PROJECT:  
**REPLACEMENT**

SITE NAME:  
**SC09622B**

SITE LOCATION:  
142 Olympia Park Rd  
Grass Valley, CA 95945

RAN TEMPLATE: 67E5D998E6160  
A&L TEMPLATE: 67E5998E\_1xAIR+1OP+1QP

**LEGAL DESCRIPTION:**

N/A

**UTILITY COMPANIES:**

POWER: PG&E  
BACKHAUL / AAV: AT&T

**PROJECT CONTACT LIST:**

**APPLICANT:**  
T-MOBILE  
1200 CONCORD AVE. SUITE 500  
CONCORD, CA 93420  
contact: JAROD SPARROWK  
email: jarod.sparrowk1@t-mobile.com

**PROPERTY OWNER:**  
HIGHLAND CRE LLC  
125 WHITESTICK RD.  
BECKLEY, WV 25801

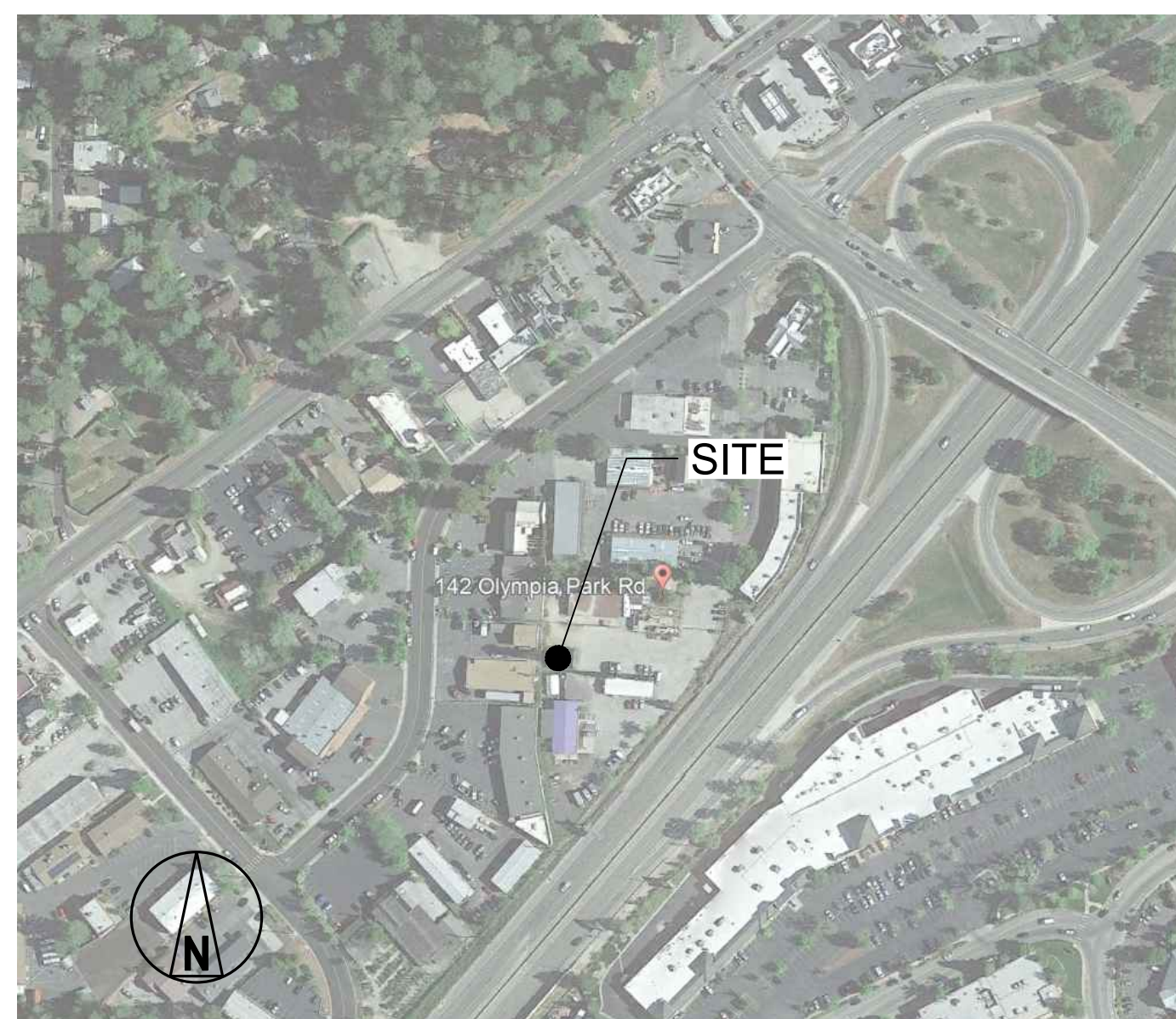
**TOWER OWNER:**  
VERTICAL BRIDGE  
750 PARK OF COMMERCE DR., STE 200  
BOCA RATON, FL 33487

**PROJECT ARCHITECT:**  
BORGES ARCHITECTURAL GROUP, INC.  
1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE, CA 95661  
contact: JOHN MCDONNELL  
email: telecomgroup@borgesarch.com  
ph: (916) 782-7200

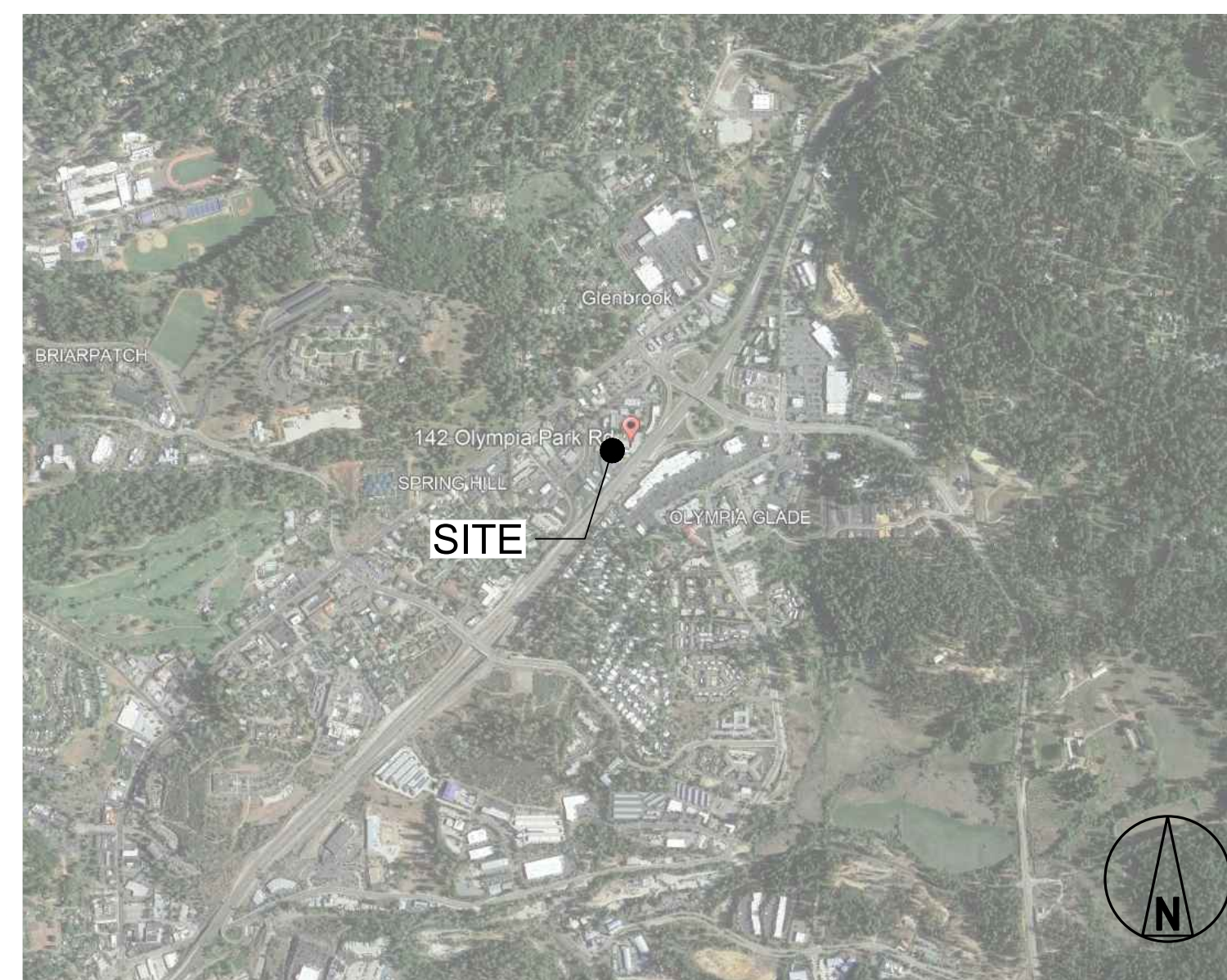
**PROJECT MANAGER:**  
PRECISION SITE DEVELOPMENT  
5098 FOOTHILLS BLVD, STE 3-119  
ROSEVILLE, CA 95747  
contact: JEREMY JORDAN  
email: jeremy@precisionsd.com  
cell: 916-918-9322

**SITE ACQUISITION & PERMITTING:**  
PRECISION SITE DEVELOPMENT  
5098 FOOTHILLS BLVD, STE 3-119  
ROSEVILLE, CA 95747  
contact: JEREMY JORDAN  
email: jeremy@precisionsd.com  
cell: 916-918-9322

**LOCATION MAP**



**VICINITY MAP**



**DRIVING DIRECTIONS:**

FROM T-MOBILE OFFICE AT 1200 CONCORD AVE., CONCORD, CA

HEAD NORTH TOWARD CONCORD AVE  
CONTINUE ONTO NEW DRIVE  
SHARP LEFT ONTO CONCORD AVE  
USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-680 N  
TAKE EXIT 71A TO MERGE ONTO CA-12 E/I-80 E TOWARD I-80 E/SACRAMENTO  
USE THE RIGHT 2 LANES TO TAKE THE I-80 E EXIT TOWARD RENO  
TAKE EXIT 119B FOR CA-49 TOWARD GRASS VALLEY/PLACERVILLE

USE THE LEFT 2 LANES TO TURN LEFT ONTO CA-193 W/CA-49 N/GRASS VALLEY HWY  
TAKE EXIT 183B FOR BRUNSWICK RD  
SHARP LEFT ONTO BRUNSWICK RD  
SHARP LEFT ONTO BRUNSWICK RD  
TURN LEFT ONTO MALTMAN DR  
TURN LEFT AFTER TACO BELL (ON THE LEFT)  
DESTINATION WILL BE ON THE RIGHT

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED:

APPROVED BY:	DATE:	SIGNATURE:	APPROVED BY:	DATE:	SIGNATURE:
PROJECT MANAGER:			RF ENGINEER:		
SITE ACQUISITION:			OPERATIONS MANAGER:		
ZONING:			DEVELOPMENT MANAGER:		
CONSTRUCTION MANAGER:			REGULATORY:		
CONSTRUCTION MANAGER:					



KNOW WHAT'S BELOW  
CALL BEFORE YOU DIG  
WWW.CALL811.COM

**PROJECT INFORMATION:**

**CODE INFORMATION:**  
ZONING CLASSIFICATION: C-2  
CONSTRUCTION TYPE: V-B  
OCCUPANCY: UNOCCUPIED  
JURISDICTION: CITY OF GRASS VALLEY  
PROPOSED BUILDING USE: TELECOMMUNICATIONS: NO CHANGE

**SITE LOCATION (NAD83):**

LATITUDE: 39.234078  
LONGITUDE: -121.039153  
TOP OF STRUCTURE: 2732' AMSL  
BOTTOM OF STRUCTURE: 2627' AMSL

**PROJECT LEASE AREA:**

150 Sq. Ft.

**PARCEL NUMBER:**

035-320-044

**NEW IMPERVIOUS AREA:**

0 SF

**AREA OF PARCEL:**

1.10 Acres

**GENERAL INFORMATION:**

PARKING REQUIREMENTS ARE UNCHANGED  
TRAFFIC IS UNAFFECTED  
SIGNAGE IS PROPOSED

SH #	SHEET DESCRIPTION	REV
T-1	TITLE SHEET	6
GN-1	GENERAL NOTES, ABBREVIATIONS	6
C-1	PLOT PLAN AND SITE TOPOGRAPHY	6
A-1.1	OVERALL SITE PLAN	6
A-1.2	ENLARGED SITE PLAN	6
A-2.1	ENLARGED EQUIPMENT PLANS	6
A-2.2	ENLARGED ANTENNA PLANS	6
A-3.1	EXTERIOR ELEVATIONS	6
A-3.2	EXTERIOR ELEVATIONS	6
A-3.3	EXTERIOR ELEVATIONS	6
A-3.4	EXTERIOR ELEVATIONS	6
A-4	EQUIPMENT DETAILS	6
A-5	EQUIPMENT DETAILS	6
A-6	BATTERY TABLE, SPECS & DETAILS	6
E-1	ELEC SINGLE LINE, PANEL SCHEDULE, SPECS	6
G-1	GROUNDING PLAN & DETAILS	6

**PROJECT DESCRIPTION:**

INSTALLATION OF NEW SITE EQUIPMENT:

**TOWER SCOPE OF WORK: EXISTING TOWER COLLOCATION**  
1. INSTALL 17' EXTENSION TO EXISTING MONOPINE.  
2. INSTALL NEW TMO EQUIPMENT AT 93' CENTERLINES AS FOLLOWS:

- INSTALL (3) ERICSSON AIR 6419 B41 ANTENNAS
- INSTALL (3) COMMScope FFV-65C-R2N23 ANTENNAS
- INSTALL (1) RMVD8-296-18 MOUNTING ASSEMBLIES
- INSTALL (3) ERICSSON 4460 RRUs
- INSTALL (3) ERICSSON 4480 RRUs
- INSTALL (2) HCS 6/24 4AWG CABLES 40M

**GROUND SCOPE OF WORK:**

1. INSTALL 10' x 15' CONCRETE EQUIPMENT PAD
2. INSTALL (1) ERICSSON E6160AC V2 EQUIPMENT CABINET
3. INSTALL (1) ERICSSON B160 BATTERY CABINET
4. INSTALL NEW 400A SERVICE ENTRY W/BUSSED GUTTER WITH NEW 200A TMO METER AND RELOCATED 200A VERIZON METER
5. ADD (2) RP6651
6. ADD (1) IXRe
7. ADD NECESSARY FIBER AND JUMPER CABLES

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

PLANS PREPARED FOR:



1200 CONCORD AVE., SUITE 500  
CONCORD, CA 94520

PLANS PREPARED BY:



P.O. BOX 220, ROSEVILLE, CA 95661  
916.782.7200 / www.borgesarch.com

OEM:

MLA PARTNER:



5098 FOOTHILLS BLVD, STE 3-119  
ROSEVILLE, CA 95747

ENGINEERING SEAL:

DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF T-MOBILE AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF T-MOBILE.

REVISIONS:

DESCRIPTION	DATE	BY	REV
90% CD SUBMITTAL	12/19/23	JVM	0
100% CD SUBMITTAL	02/23/24	JVM	1
100% CD (R1)	07/09/24	JVM	2
100% CD (R2)	08/30/24	JVM	3
100% CD (R3)	03/12/25	JVM	4
100% CD (R4)	04/03/25	JVM	5
100% CD (R5)	09/10/25	LE	6

SITE NAME:

Grass Valley North

SITE IDENTIFICATION:

SC09622B

SITE ADDRESS:

142 OLYMPIA PARK RD  
GRASS VALLEY, CA 95945

SHEET DESCRIPTION:

TITLE SHEET

SHEET NUMBER:

T-1

**GENERAL CONSTRUCTION NOTES:**

- PLANS ARE INTENDED TO BE DIAGRAMATIC 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.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH 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.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER T-MOBILE SPECIFICATIONS

**ABBREVIATIONS**

A.B.	ANCHOR BOLT	ICGB.	ISOLATED COPPER GROUND BUS
ABV.	ABOVE	IN (")	INCH(ES)
ACCA	ANTENNA CABLE COVER ASSEMBLY	INT.	INTERIOR
ADD'L	ADDITIONAL	LB.(#)	POUND(S)
A.F.F.	ABOVE FINISHED FLOOR	L.B.	LAG BOLTS
A.F.G.	ABOVE FINISHED GRADE	L.F.	LINEAR FEET (FOOT)
ALUM.	ALUMINUM	L.	LONG(ITU)DINAL
ALT.	ALTERNATE	MAS.	MASONRY
ANT.	ANTENNA	MAX.	MAXIMUM
APPRX.	APPROXIMATE(LY)	M.B.	MACHINE BOLT
ARCH.	ARCHITECT(URAL)	MECH.	MECHANICAL
AWG.	AMERICAN WIRE GAUGE	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MTL.	METAL
BM.	BEAM	(N)	NEW
B.N.	BOUNDARY NAILING	NO (#)	NUMBER
BTCW.	BARE TINNED COPPER WIRE	N.T.S.	NOT TO SCALE
B.O.F.	BOTTOM OF FOOTING	O.C.	ON CENTER
BU	BACK-UP CABINET	OPNG.	OPENING
CAB.	CABINET	(P)	PROPOSED
CANT.	CANTILEVER(ED)	P/C	PRECAST CONCRETE
C.I.P.	CAST IN PLACE	PCS	PERSONAL COMMUNICATION SERVICES
CLG.	CEILING	PLY.	PLYWOOD
CLR.	CLEAR	PPC	POWER PROTECTION CABINET
COAX	COAXIAL	PRC	PRIMARY RADIO CABINET
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONN.	CONNECTION(OR)	P.T.	PRESSURE TREATED
CONST.	CONSTRUCTION	PWR.	POWER (CABINET)
CONT.	CONTINUOUS	QTY.	QUANTITY
d	PENNY (NAILS)	RAD.(R)	RADIUS
DBL.	DOUBLE	REF.	REFERENCE
DEPT.	DEPARTMENT	REINF.	REINFORCEMENT(ING)
D.F.	DOUGLAS FIR	REQ'D/	REQUIRED
DIA.	DIAMETER	RGS.	RIGID GALVANIZED STEEL
DIAG.	DIAGONAL	SCH.	SCHEDULE
DIM.	DIMENSION	SHT.	SHEET
DWG.	DRAWING(S)	SIM.	SIMILAR
DW/L.	DOWEL(S)	SPEC.	SPECIFICATIONS
EA.	EACH	SQ.	SQUARE
EL.	ELEVATION	S.S.	STAINLESS STEEL
ELEC.	ELECTRICAL	STD.	STANDARD
ELEV.	ELEVATOR	STL.	STEEL
EMT.	ELECTRICAL METALLIC TUBING	STRUC.	STRUCTURAL
E.N.	EDGE NAIL	TEMP.	TEMPORARY
ENG.	ENGINEER	THK.	THICK(NESS)
EQ.	EQUAL	T.N.	TOE NAIL
EXP.	EXPANSION	T.O.A.	TOP OF ANTENNA
EXST.(E)	EXISTING	T.O.C.	TOP OF CURB
EXT.	EXTERIOR	T.O.F.	TOP OF FOUNDATION
FAB.	FABRICATION(OR)	T.O.P.	TOP OF PLATE (PARAPET)
F.F.	FINISH FLOOR	T.O.S.	TOP OF STEEL
F.G.	FINISH GRADE	T.O.W.	TOP OF WALL
FIN.	FINISH(ED)	TYP.	TYPICAL
FLR.	FLOOR	U.G.	UNDER GROUND
FDN.	FOUNDATION	U.L.	UNDERWRITERS LABORATORY
F.O.C.	FACE OF CONCRETE	U.N.O.	UNLESS NOTED OTHERWISE
F.O.M.	FACE OF MASONRY	V.I.F.	VERIFY IN FIELD
F.O.S.	FACE OF STUD	W	WIDE (WIDTH)
F.O.W.	FACE OF WALL	w/	WITH
F.S.	FINISH SURFACE	WD.	WOOD
FT.(')	FOOT (FEET)	W.P.	WEATHERPROOF
FTG.	FOOTING	WT.	WEIGHT
G.	GROWTH (CABINET)	Ø	CENTERLINE
GA.	GAUGE	P	PLATE, PROPERTY LINE
GI.	GALVANIZE(D)		
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB. (GLU-LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		

**APPLICABLE CODES, REGULATIONS AND STANDARDS:**

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK  
EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION  
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING  
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS  
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

**CODE COMPLIANCE:**

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.

- CALIFORNIA ADMINISTRATIVE CODES (INCL. TITLES 24 & 25) 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA FIRE CODE 2022
- LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE.
- CITY / COUNTY ORDINANCES

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

**DISABLED ACCESS REQUIREMENTS:**

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5

SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170

PLANS PREPARED FOR:



1200 CONCORD AVE., SUITE 500  
CONCORD, CA 94520

PLANS PREPARED BY:



P.O. BOX 220, ROSEVILLE, CA 95661  
916.782.7200 / www.borgesarch.com

OEM:

MLA PARTNER:



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100% CD SUBMITTAL	02/23/24	JVM	1
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100% CD (R2)	08/30/24	JVM	3
100% CD (R3)	03/12/25	JVM	4
100% CD (R4)	04/03/25	JVM	5
100% CD (R5)	09/10/25	LE	6

SITE NAME:

Grass Valley North

SITE IDENTIFICATION:

SC09622B

SITE ADDRESS:

142 OLYMPIA PARK RD  
GRASS VALLEY, CA 95945

SHEET DESCRIPTION:

GENERAL NOTES,  
ABBREVIATIONS

SHEET NUMBER:

GN-1



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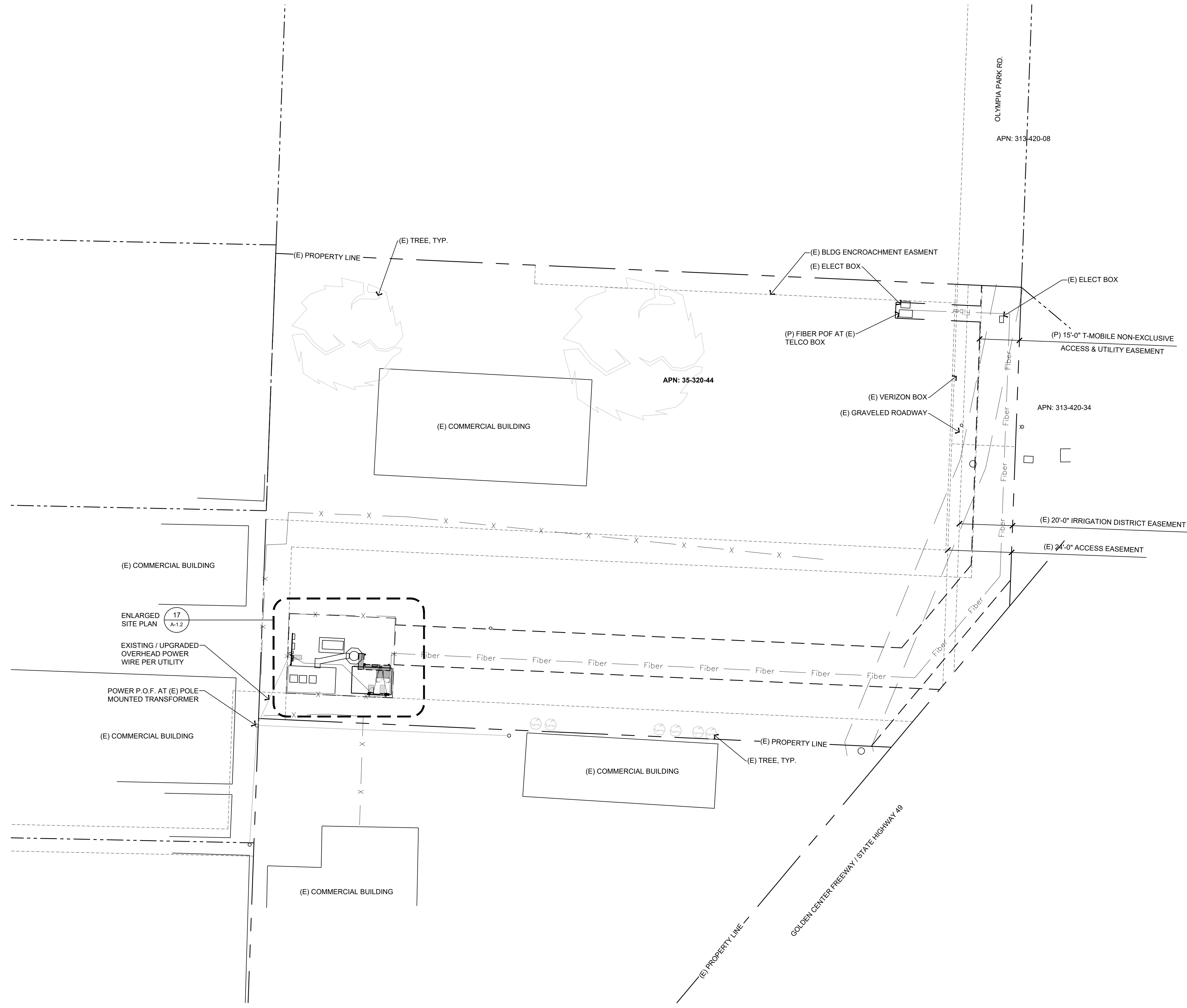
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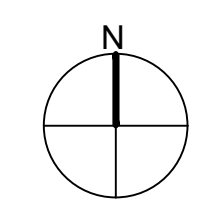
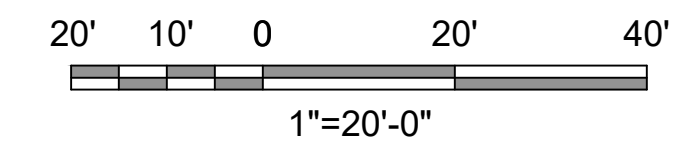
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SHEET DESCRIPTION:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-1.1**

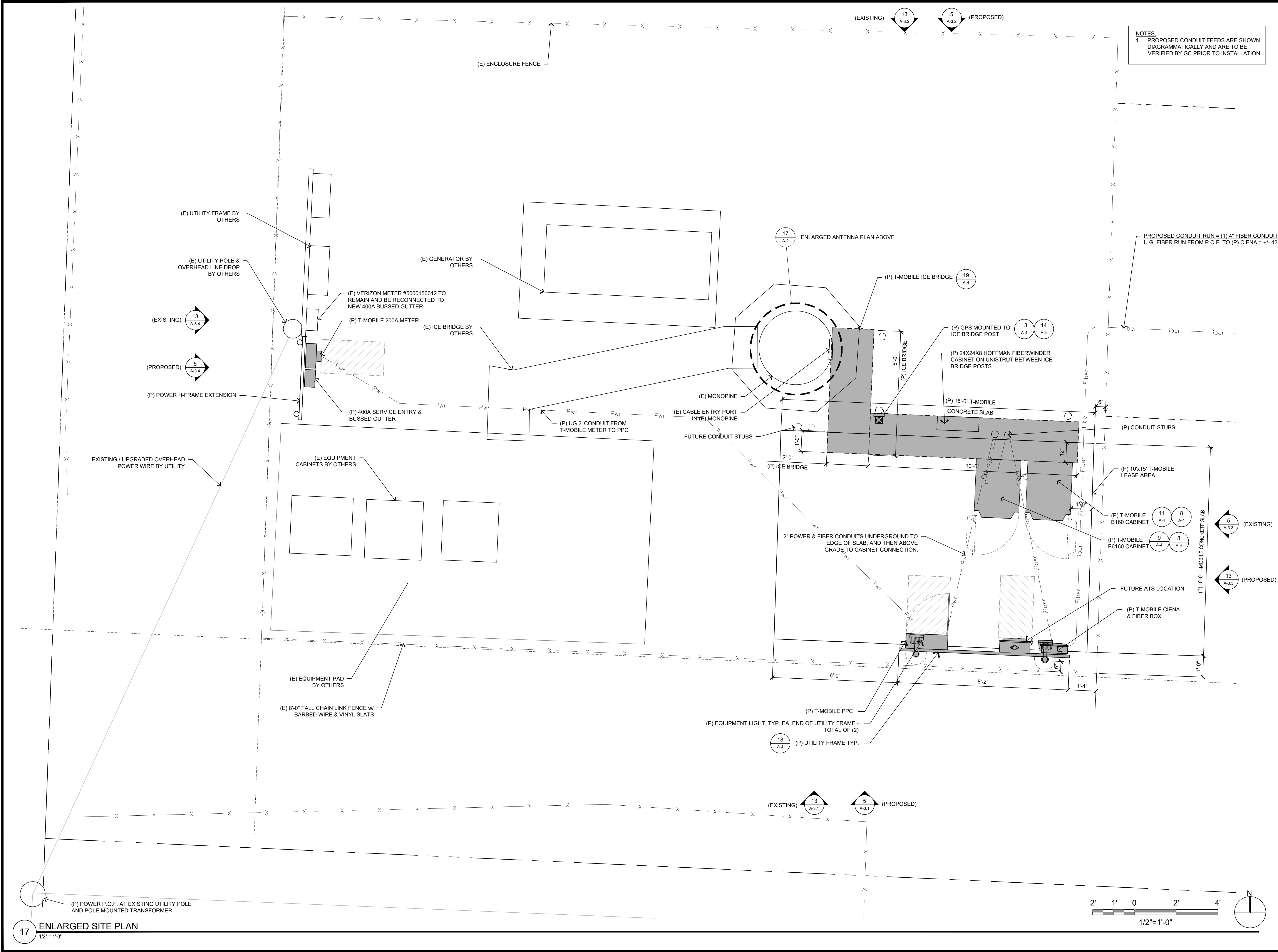


ENLARGED SITE PLAN  
 17  
 A-1.2  
 EXISTING / UPGRADED OVERHEAD POWER WIRE PER UTILITY  
 POWER P.O.F. AT (E) POLE MOUNTED TRANSFORMER



17 OVERALL SITE PLAN  
 1"=20'-0"

Plot Date: 01/02/25 3:56:20 PM File Name: 20250123001\_Precision\_Sprint\_Keep\_Sheet\_120901\_10\_3009622B\_CD09622B\_Sheet\_A-1.1\_Overall\_Site\_Plan.dwg Plotted By: Luis Estre



NOTES:  
1. PROPOSED CONDUIT FEEDS ARE SHOWN DIAGRAMMATICALLY AND ARE TO BE VERIFIED BY GC PRIOR TO INSTALLATION

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CONCORD, CA 94520

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SHEET DESCRIPTION:  
**ENLARGED SITE PLAN**

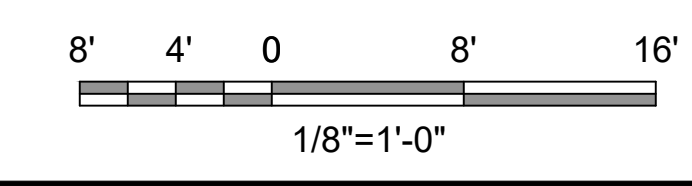
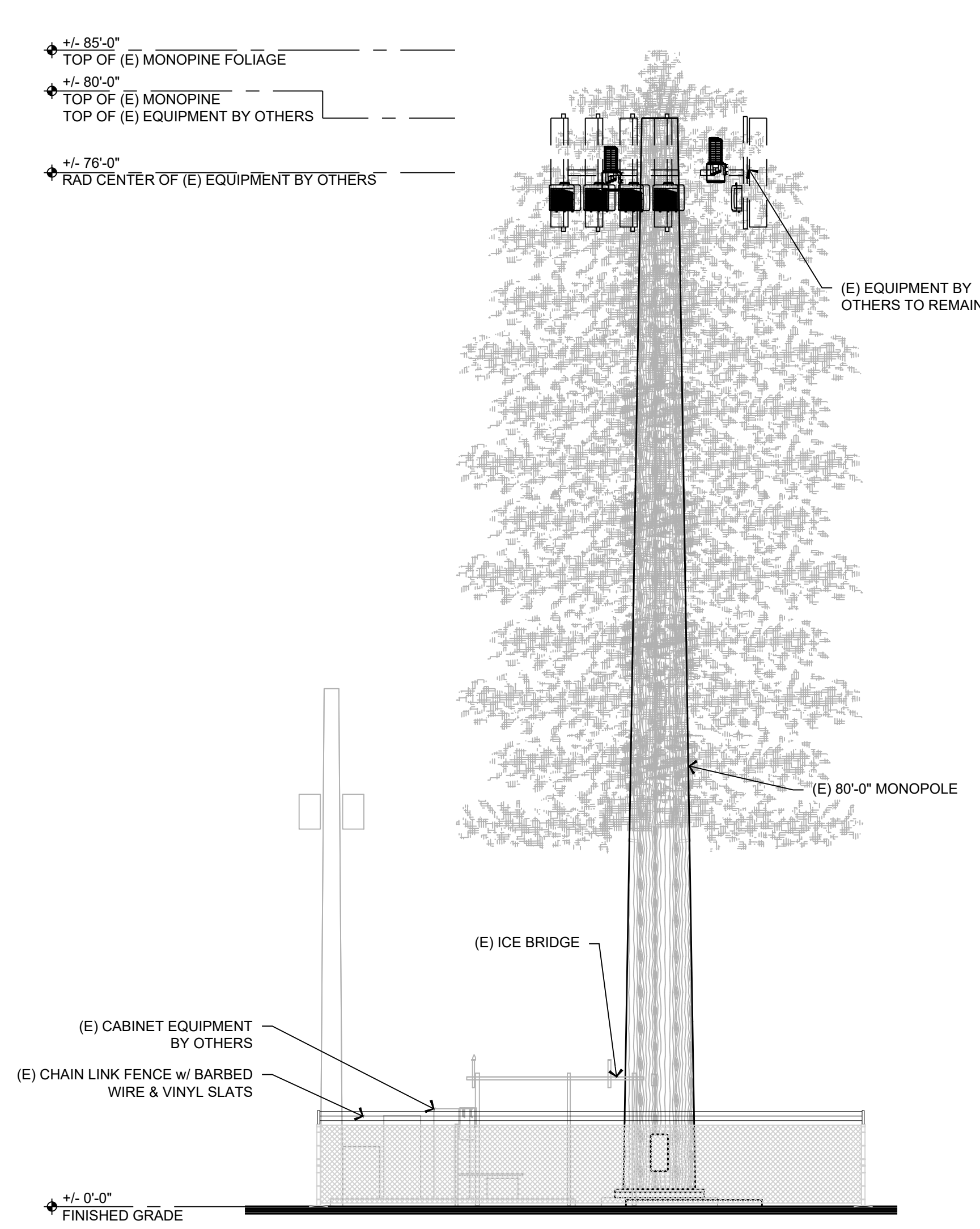
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**A-1.2**

17 ENLARGED SITE PLAN  
1/2" = 1'-0"

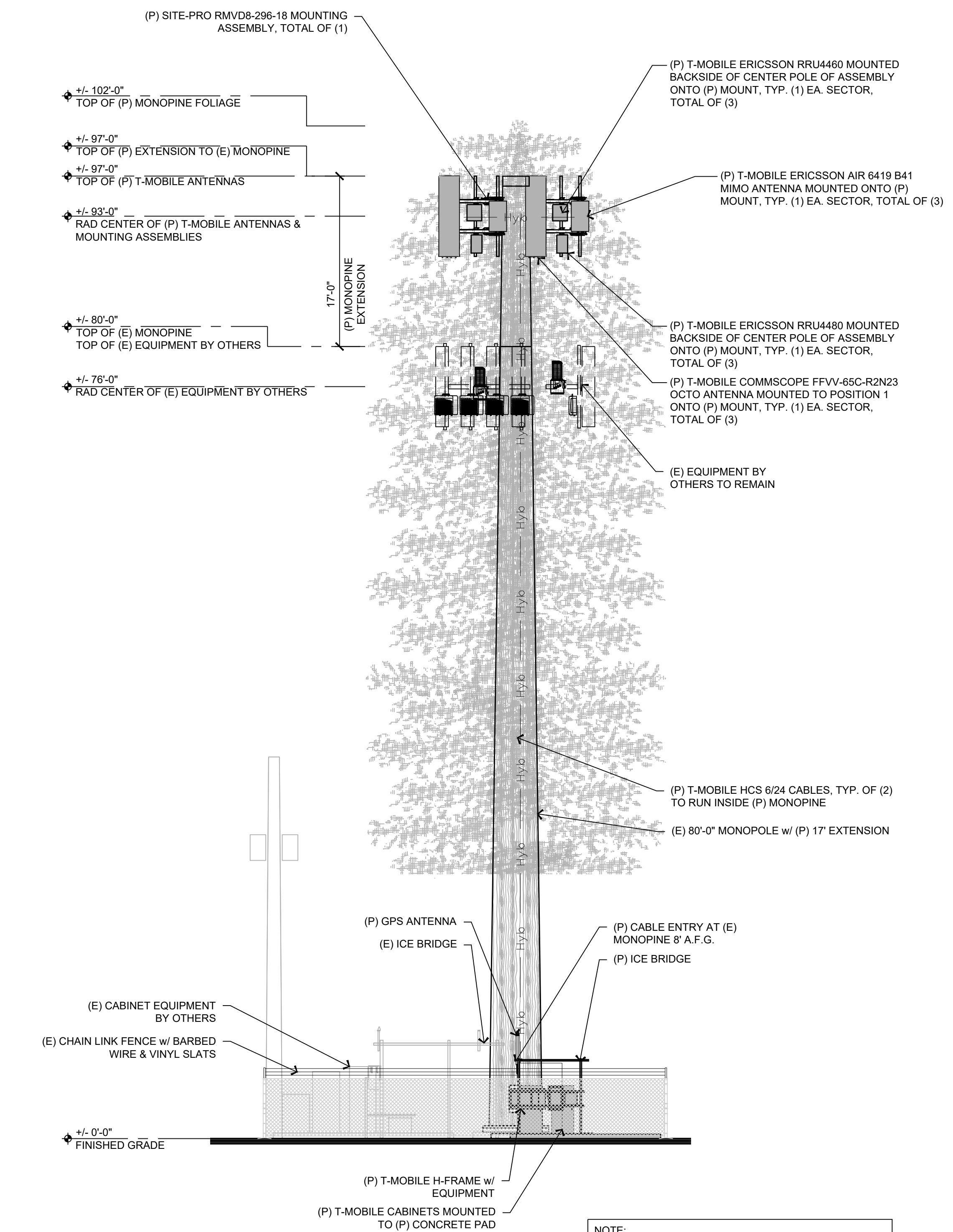
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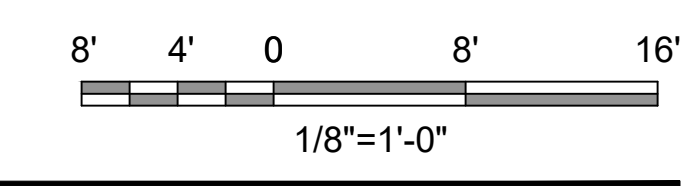
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13 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



NOTE:  
 1. ALL ANTENNAS TO BE COVERED WITH RF-FRIENDLY EQUIPMENT SOCKS, SAME COLOR AS MONOPINE FOLIAGE  
 2. MONOPINE EQUIPMENT IS SHOWN FOR CLARITY OF SUBMITTAL - TO BE COMPLETELY SCREENED BY FOLIAGE IN FIELD  
 3. GROUND EQUIPMENT IS SHOWN FOR CLARITY OF SUBMITTAL - HIDDEN BEHIND PRIVACY SLATS



5 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

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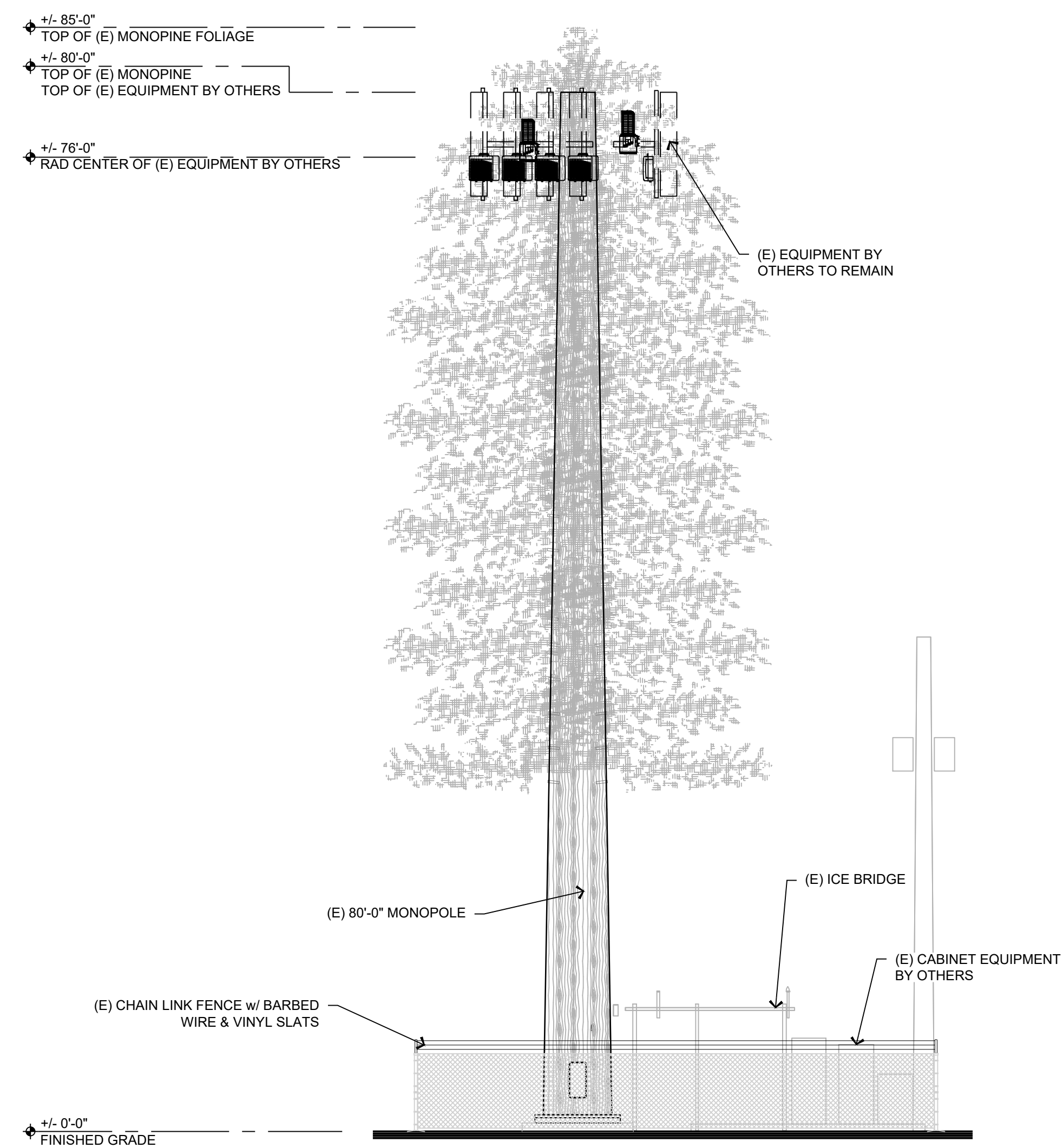
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**Grass Valley North**

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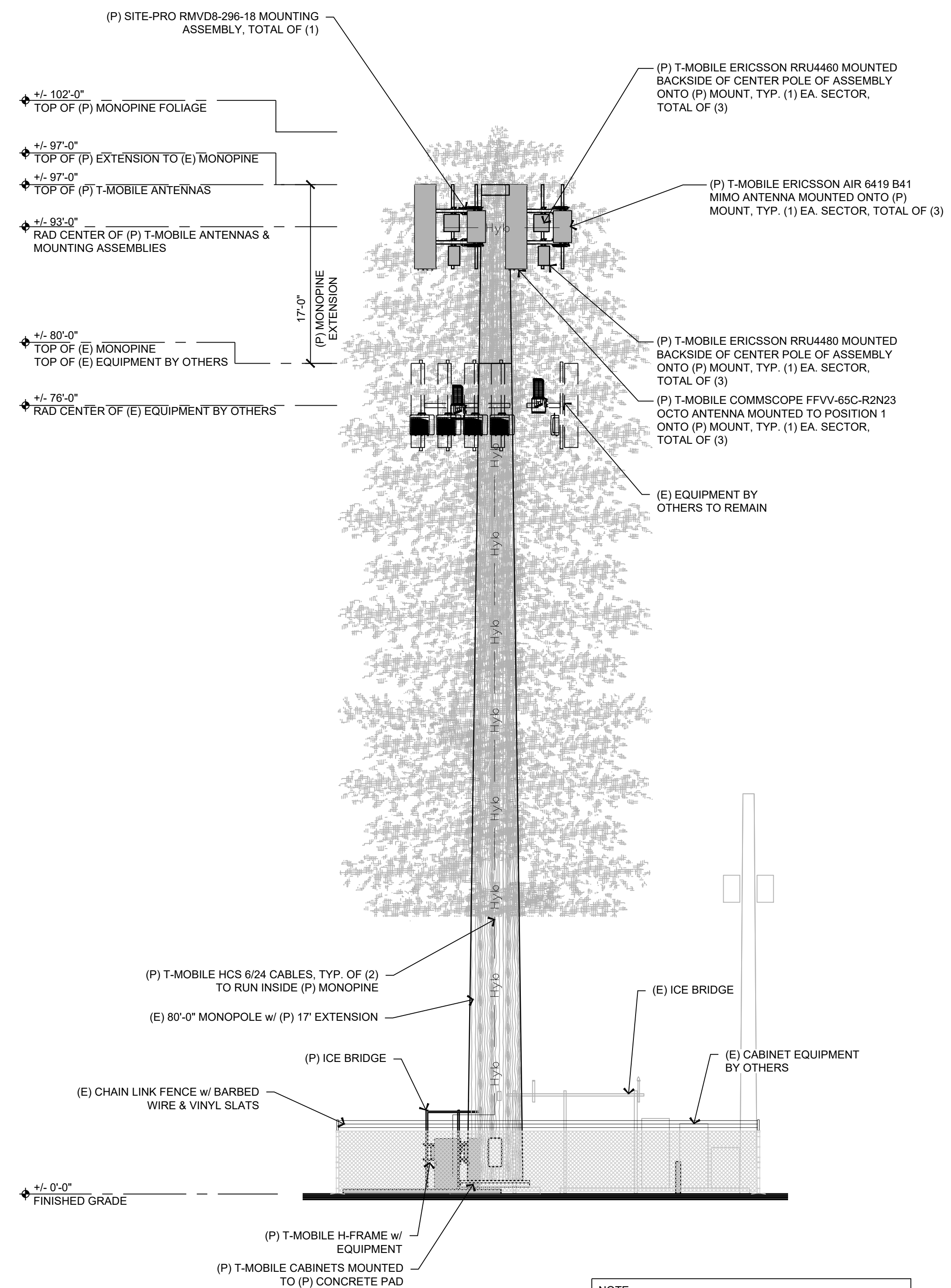
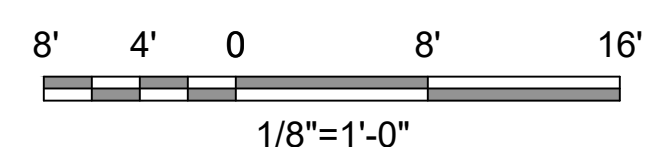
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SHEET DESCRIPTION:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A-3.1**

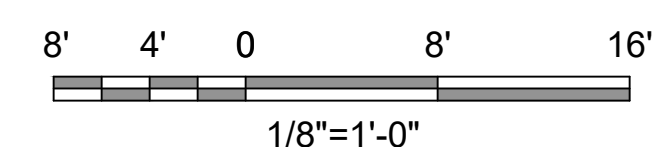


13 EXISTING NORTH ELEVATION  
1/8" = 1'-0"



5 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
1. ALL ANTENNAS TO BE COVERED WITH RF-FRIENDLY EQUIPMENT SOCKS, SAME COLOR AS MONOPINE FOLIAGE  
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SHEET DESCRIPTION:  
**EXTERIOR ELEVATIONS**


SHEET NUMBER:  
**A-3.2**







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PLANS PREPARED BY:



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90% CD SUBMITTAL	12/19/23	JVM	0
100% CD SUBMITTAL	02/23/24	JVM	1
100% CD (R1)	07/09/24	JVM	2
100% CD (R2)	08/30/24	JVM	3
100% CD (R3)	03/12/25	JVM	4
100% CD (R4)	04/03/25	JVM	5
100% CD (R5)	09/10/25	LE	6

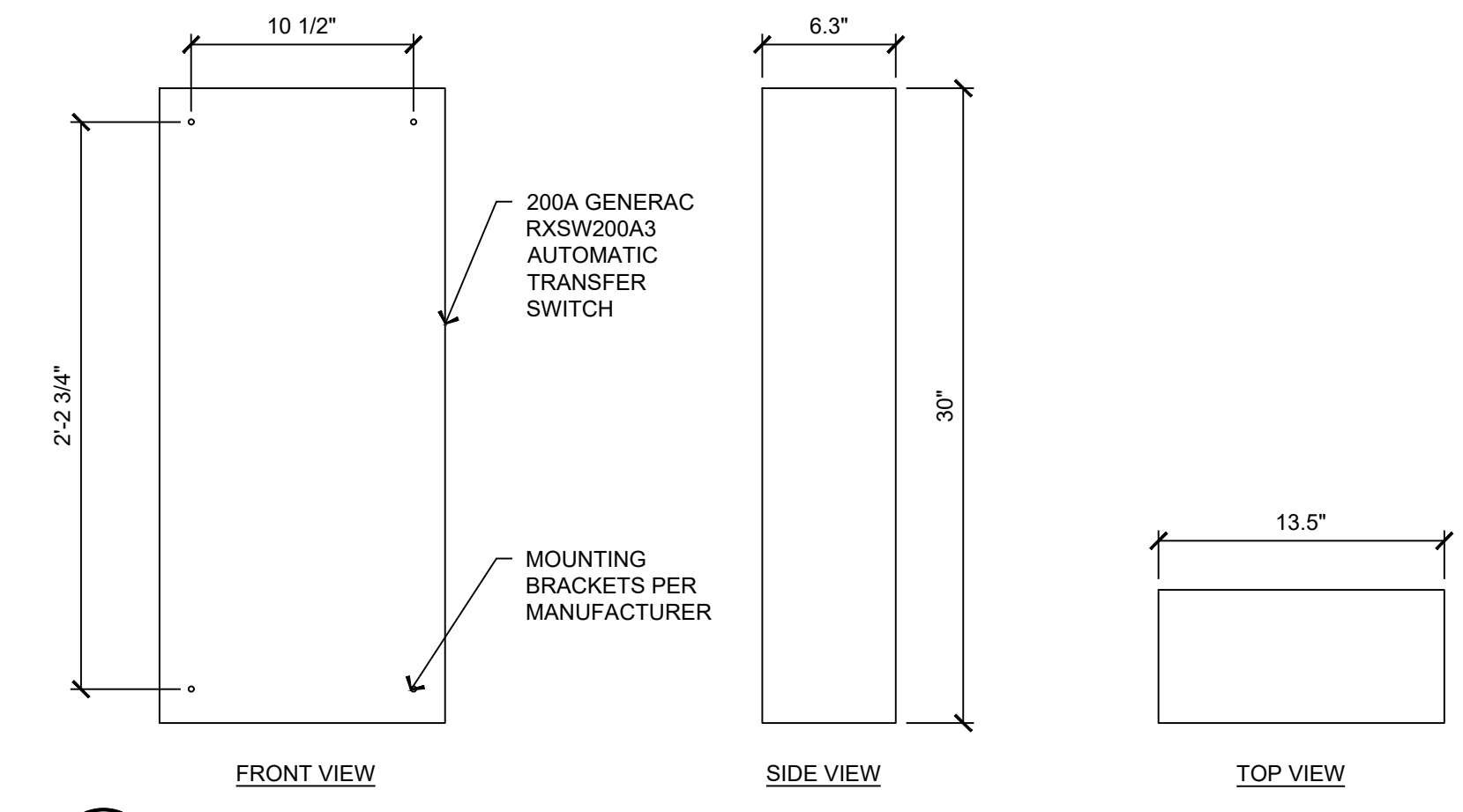
SITE NAME:  
**Grass Valley North**

SITE IDENTIFICATION:  
**SC09622B**

SITE ADDRESS:  
142 OLYMPIA PARK RD  
GRASS VALLEY, CA 95945

SHEET DESCRIPTION:  
EQUIPMENT DETAILS

SHEET NUMBER:  
**A-5**



7 AUTOMATIC TRANSFER SWITCH (FUTURE)  
1 1/2" = 1'-0"

**PARTS LIST**

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	6	X-LVW8	RING MOUNT WELDMENT	66.81	412.85	
2	6	X-SV197-36	SUPPORT ARM WELDMENT - 36"	67.93	407.60	
3	6	X-SP216	LARGE SUPPORT CROSS PLATE	22.08	132.46	
4	6	P306	3-1/2" X 96" (3" SCH 40) GALVANIZED PIPE	96.000 in	60.75	364.49
5	18	X-SP219	SMALL SUPPORT CROSS PLATE	8.250 in	8.91	154.99
6	18	G6R8-24	5/8" X 24" THREADED ROD (HDG.)	2.09	37.63	
6	18	G6R8-48	5/8" X 48" GALV THREADED ROD	4.39	79.03	
7	12	X-UB5458	5/8" X 4.58" X 7" X 3" U-BOLT (HDG.)	1.54	19.42	
8	36	G5FW	5/8" HDG USS FLATWASHER	122	0.07	2.54
9	84	G5LW	5/8" HDG LOCKWASHER	0.03	2.19	
10	36	G12NUT	5/8" HDG HEAVY 2H HEX NUT	0.13	4.68	
11	24	A58234	5/8" X 2-3/4" HDG A325 HEX BOLT	2.75	0.36	8.54
12	24	A58FW	5/8" HDG A325 FLATWASHER	0.03	0.82	
13	48	A58NUT	5/8" HDG A325 HEX NUT	0.13	6.23	
14	24	X-UB1368	1/2" X 3-5/8" X 5-1/2" X 3" U-BOLT (HDG.)	0.77	19.94	
15	36	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT (HDG.)	0.83	29.82	
16	36	X-UB1300	1/2" X 3" X 6" X 3" U-BOLT (HDG.)	0.70	25.09	
17	192	G12FW	1/2" HDG USS FLATWASHER	0.095	0.03	6.54
18	192	G12LW	1/2" HDG LOCKWASHER	125	0.01	2.67
19	192	G12NUT	1/2" HDG HEAVY 2H HEX NUT	0.07	13.75	
20	6	A	B	C	D	TABLE

**TABLE**

"ASSEMBLY NO."	PART NO. "A"	PART DESCRIPTION "B"	LENGTH "C"	UNIT WT. "D"	TOTAL WT.
RMVD8-3-3072	P3072	2-7/8" O.D. SCH. 40 PIPE	72"	34.84	2,042.45
RMVD8-3-3084	P3084	2-7/8" O.D. SCH. 40 PIPE	84"	40.65	2,964.71
RMVD8-3-3096	P3096	2-7/8" O.D. SCH. 40 PIPE	96"	46.46	2,172.36
RMVD8-3-3120	P3120	2-7/8" O.D. SCH. 40 PIPE	120"	80.49	2,251.49

**TOLERANCE NOTES**  
TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:  
SAWED, SHEARED AND GAS CUT EDGES (± 0.007")  
DRILLED AND GAS CUT HOLES (± 0.007") - NO CORNING OF HOLES  
LASER CUT EDGES AND HOLES (± 0.0107") - NO CORNING OF HOLES  
BENDS ARE ± 1/2 DEGREE  
ALL OTHER MACHINING (± 0.0007")  
ALL OTHER ASSEMBLY (± 0.0007")

**DESCRIPTION**  
8" DOUBLE MONOPOLE TRIPLE T-ARM (2"-40") W/ ANTENNA PIPES

**DATE** 11/13/2020  
**DRAWN BY** CMFL  
**CHECKED BY** BMC  
**SCALE** CUSTOMER

**DATE** 11/13/2020  
**DRAWN BY** CMFL  
**CHECKED BY** BMC  
**SCALE** CUSTOMER

12" TO 45" POLE DIAMETER

49.716" (REF.)

43.716"

± ADJUSTABLE L = VARIES

**TOLERANCE NOTES**  
TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:  
SAWED, SHEARED AND GAS CUT EDGES (± 0.007")  
DRILLED AND GAS CUT HOLES (± 0.007") - NO CORNING OF HOLES  
LASER CUT EDGES AND HOLES (± 0.0107") - NO CORNING OF HOLES  
BENDS ARE ± 1/2 DEGREE  
ALL OTHER MACHINING (± 0.0007")  
ALL OTHER ASSEMBLY (± 0.0007")

**DESCRIPTION**  
8" DOUBLE MONOPOLE TRIPLE T-ARM (2"-40") W/ ANTENNA PIPES

**DATE** 11/13/2020  
**DRAWN BY** CMFL  
**CHECKED BY** BMC  
**SCALE** CUSTOMER

**DATE** 11/13/2020  
**DRAWN BY** CMFL  
**CHECKED BY** BMC  
**SCALE** CUSTOMER

**SITE PRO 1**

1545 Polaris Drive  
Roseville, CA 95661  
Phone: 916.966.6211  
Fax: 916.966.6211  
Email: info@sitepro1.com  
www.sitepro1.com

November 16, 2020

**Site Pro 1 / Valmont Mounting System:**

Part Number = RMVD08-3-xxx  
Part Description = 8 (2.43 m) Monopole Dual Triple T-arm kit

**Mount EPA & Weight (No antenna pipes, (0.67"EPA), [Metric]):**

EPA<sub>1</sub> = 15.43 (03.291 kN) [1.433 (0.366 m<sup>2</sup>)] EPA<sub>2</sub>(20deg) = 34.4 (02.291 kN) [1.712 (0.446 m<sup>2</sup>)] EPA<sub>3</sub>(20deg) = 21.3 (0.439 kN) [1.977 (0.502 m<sup>2</sup>)]  
EPA<sub>4</sub> = 15.50 (03.291 kN) [1.440 (0.366 m<sup>2</sup>)] EPA<sub>5</sub>(20deg) = 34.1 (02.286 kN) [1.691 (0.432 m<sup>2</sup>)] EPA<sub>6</sub>(20deg) = 20.0 (0.407 kN) [1.933 (0.506 m<sup>2</sup>)]  
Weight = 1727 lb [782.1 kN] Weight<sub>20deg</sub> = 1903 lb [862.2 kN] Weight<sub>30deg</sub> = 2103 lb [949.7 kN]

**Classification Rating:**  
M1600A(1200)-3[G]

**Design Standards**  
ANSI/TIA-222-G-2012  
ANSI/TIA-222-H-2018  
ASCE 7-16  
CSA-S57-18  
International Building Code 2018  
TIA-5053

**Analysis and Modeling Technique**  
An elastic three-dimensional frame truss model was created to analyze the mount. The mount was modeled with three (3) mounting locations (antenna, mount pipe, radio, dish, and any other appurtenance) evenly spaced across the face of the mount, with a 6" vertical eccentricity. Wind directions considered were perpendicular (normal) to the face of the frame and at 30 degree increments up to 90 degrees (tangential) to the face of the frame. Wind, dead weight and ice weight on the mount was also included in the model.

**Modeling Software**  
Autodesk Inventor  
RISA-3D

New York 1-888-485-7761 Georgia 1-888-485-0503 Indiana 1-888-753-7446 Chicago 1-888-885-8901 California 1-888-795-7837 Texas 1-888-808-5111 Florida 1-888-238-0071

17 PROPOSED RMVD8-296-18 MOUNT  
NOT TO SCALE



**NorthStar**  
an EnerSys company

northstarbattery.com

## NSB 210FT RED

### Nominal Technical Specifications

Dimensions			
Height	12.9 in	Width	4.96 in
Length	22 in	Weight	132 lbs

Electrical	
Terminal	Female M8 x 1.25
Terminal torque	8.0 Nm (7.1 in-lbs)
1 hr capacity to 1.70VPC @ 20/25°C (68/77°F)	142 / 148 Ah
3 hr capacity to 1.75VPC @ 20/25°C (68/77°F)	177 / 182 Ah
8 hr capacity to 1.75VPC @ 20/25°C (68/77°F)	200 / 204 Ah
10 hr capacity to 1.80VPC @ 20/25°C (68/77°F)	204 / 207 Ah
Float voltage @ 20/25°C (68/77°F)	2.28 / 2.27 VPC
Impedance (1kHz)	2.9 mΩ @ 25°C (77°F)
Conductance	1920 S
Short circuit current	5400 A
Operation temperature range	-40°C to +65°C (-40°F to 149°F)
Nominal voltage	12 V

Technical Drawing

All NorthStar batteries are compliant with Telcordia SR4228, IEC 60956, Bellcore GR-63-Core, Issue 1; British, German, and Russian telecom standards; UL approved and UN2800 certified. NorthStar is registered to ISO 9001 and ISO 14001.

The NSB RED Battery® delivers long life for reliable and unreliable grid conditions.

- Pure lead AGM technology delivers long float life for telecom applications even at elevated temperatures
- 15 year float life at 20 °C (68°F)
- EUROBAT design life definition: Very Long Life (12+ years)
- High energy density
- Operating temperature range: -40°C to +65°C (-40°F to 149°F)
- State-of-the-art automated manufacturing ensures consistency and reliability
- Advanced 3 stage terminal design to ensure leak-free operation - female M8 brass terminals provide maximum performance
- 2 year shelf life at 25 °C (77°F)
- High modulus Polyphenylene Oxide (PPO) plastic materials designed to withstand extended elevated operating temperatures and maintain high battery compression essential for reliable operation
- Non-halogenated, thermally sealed plastic casing
- Flame retardant (UL 94 V0) and LOI of at least 28%
- Integral handles and front access terminals ensure ease of installation and maintenance
- Approved as non-hazardous cargo for ground, sea, and air transport - DOT 49CFR173.159(d), (i) and (ii)

Release date: 2017-10-06

- NorthStar Americas PARTIAL  
NorthStar Battery Company LLC  
4900 Commerce Way  
Springfield, MO 65803  
United States of America  
info@northstarbattery.com  
Tel: +1 417 576 8200  
Fax: +1 417 576 8200
- NorthStar Europe  
StarTel Sweden AB  
Hälsjöbjörnsgränd  
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Stockholm, Sweden  
europa@northstarbattery.com  
Tel: +46 8 68 08 0000  
Fax: +46 8 68 08 0000
- NorthStar Middle-East, Africa  
NorthStar Battery DMCC  
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United Arab Emirates  
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Tel: +971 4 423 8060  
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- NorthStar Asia Pacific  
NS Asia Pacific Sales Ptd.  
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Kuala Lumpur, Malaysia  
asia@northstarbattery.com  
Tel: +60 3 419 9711

Release date: 2017-10-06

CHAPTER 12, SECTION 1206: STATIONARY STORAGE BATTERY SYSTEMS HAVING CAPACITIES EXCEEDING THE VALUES SHOWN IN TABLE 1206.2 SHALL COMPLY w/ SECTION 1206.2.1 THROUGH 1206.2 -12.6 AS APPLICABLE

CFC CHAPTER 12 SECTION 1206 COMPLIANCE					
BATTERY INFORMATION					
ALL TYPE BATTERY CAPACITY DATA - 12V MONOBLOCKS, BATTERY CAPACITY ALLOWED = 70kWh (252 MEGAJOULES)					
BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	TOTAL NOMINAL VOLTAGE	RATED CAPACITY (10 HOUR RATE)	kWh OF SINGLE BATTERY	(RATED CAPACITY) x (NOMINAL VOLTAGE) / 1000
AH = VOLTAGE (AH)/1000					
NSB 210FT (B160 CAB)	12	12 V	210 Ah	2.52kWh	$\frac{210Ah \times 12V}{1000}$
ERICSSON B160 CABINET BATTERY TOTAL		30.24kWh = 12 UNITS x 2.52kWh / UNIT (30.24 < 70 kWh - SECTION NOT APPLICABLE)			
TOTAL BATTERY WEIGHT (12 BATTERIES) = 1,699.2 lbs		TOTAL ELECTROLYTE GALLONS (12 BATTERIES) = 30.6 GALLONS			

ELECTRICAL DATA		
BATTERY MODEL: NSB 210FT RED	SHORT CIRCUIT CURRENT: 5400 A	INTERNAL RESISTANCE (mOhms): 2.8mΩ @ 25° C (77°F)

CFC SECTION 1208 BATTERY REQUIREMENTS					
REQUIREMENT	NONRECOMBINANT BATTERIES		RECOMBINANT BATTERIES	OTHER BATTERIES	
	VENTED (FLOODED) LEAD ACID BATTERIES	VENTED (FLOODED) NICKEL-CADMIUM (Ni-Cd) BATTERIES	VALVE REGULATED LEAD-ACID (VRLA) BATTERIES	LITHIUM-ION CELLS	LITHIUM METAL CELLS
SAFETY CAPS	FLAME-ARRESTING CAPS (608.4.6)	FLAME-ARRESTING CAPS (608.4.6)	NOT REQUIRED	NO CAPS	NO CAPS
THERMAL RUNAWAY MANAGEMENT	REQUIRED (608.6.1)	REQUIRED (608.6.1)	REQUIRED (608.4.7)	NOT REQUIRED	NOT REQUIRED
SPILL CONTROL	REQUIRED (608.5.5)	REQUIRED (608.5.5)	REQUIRED (608.5.5)	REQUIRED (608.5.5)	REQUIRED (608.5.5)
NEUTRALIZATION	REQUIRED (608.5.5)	REQUIRED (608.5.5)	REQUIRED (608.5.5)	REQUIRED (608.5.5)	REQUIRED (608.5.5)
VENTILATION	REQUIRED (608.6.1)	REQUIRED (608.6.2)	REQUIRED (608.6.1)	NOT REQUIRED	REQUIRED (608.6.6)
SIGNAGE	REQUIRED (608.2.6)	REQUIRED (608.2.6)	REQUIRED (608.2.6)	REQUIRED (608.2.6)	REQUIRED (608.2.6)
SEISMIC PROTECTION	REQUIRED (608.1.4)	REQUIRED (608.1.4)	REQUIRED (608.1.4)	REQUIRED (608.1.4)	REQUIRED (608.1.4)
SMOKE DETECTION	REQUIRED (608.5.2)	REQUIRED (608.5.2)	REQUIRED (608.5.2)	REQUIRED (608.5.2)	REQUIRED (608.5.2)

5 BATTERY DATA CHART  
NOT TO SCALE

PLANS PREPARED FOR:

**T-Mobile**

1200 CONCORD AVE., SUITE 500  
CONCORD, CA 94520

PLANS PREPARED BY:

**BORGES**  
ARCHITECTURE | INTERIORS

P.O. BOX 220, ROSEVILLE, CA 95661  
916.782.7200 / www.borgesarch.com

OEM:

MLA PARTNER:

**PRECISION**  
CONSTRUCTION

5098 FOOTHILLS BLVD, STE 3-119  
ROSEVILLE, CA 95747

ENGINEERING SEAL:

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REVISIONS:			
DESCRIPTION	DATE	BY	REV
90% CD SUBMITTAL	12/19/23	JVM	0
100% CD SUBMITTAL	02/23/24	JVM	1
100% CD (R1)	07/09/24	JVM	2
100% CD (R2)	08/30/24	JVM	3
100% CD (R3)	03/12/25	JVM	4
100% CD (R4)	04/03/25	JVM	5
100% CD (R5)	09/10/25	LE	6

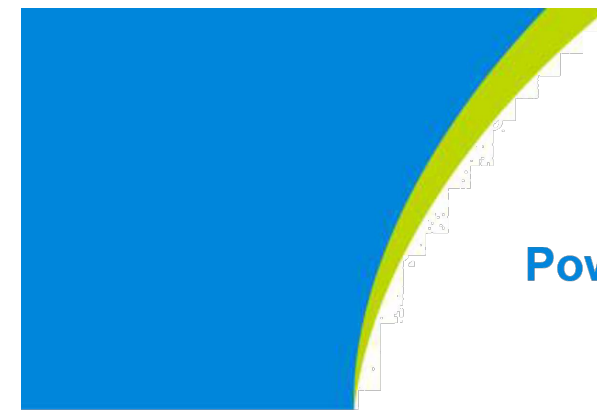
SITE NAME:  
**Grass Valley North**

SITE IDENTIFICATION:  
**SC09622B**

SITE ADDRESS:  
142 OLYMPIA PARK RD  
GRASS VALLEY, CA 95945

SHEET DESCRIPTION:  
**BATTERY TABLE, SPECS & DETAILS**

SHEET NUMBER:  
**A-6**



**Power Pedestal Cabinet**

**Description**

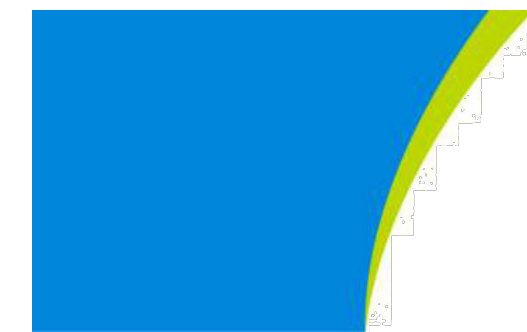
Delta Power Pedestal Cabinets integrate service disconnect switch, transfer switch, load center, surge suppression and a Telco compartment in a compact product offering.

**Power Pedestal Cabinet features**

- Single wall Aluminum enclosure
- Powder coated finish
- Pad lockable 3-point door latch
- Type 3R & IP55 rated
- Metal oxide varistor surge protection
- Universal generator connections

**Applications**

- Telecom Outside Plant



**Technical specifications**

**Cabinet:**

- UL 50
- Type 3R, Aluminum Construction
- Powder coated Finish
- Pad Lockable, Three point door latch
- Dimensions: 40H x 20W x 10D inches

**AC Section:**

- UL 891 Dead Front Switchboard Listed
- Suitable for Use as Service Equipment
- N-G Bonding kit included
- Voltage: 240/120 Single Phase Three Wire and Ground
- Current: 200 Amp
- AIC Rating: Utility 65,000 Amps, Panel: 10,000 Amps
- Generator Interface: Pantrol Paneloc™ (Left Mount)
- Service Disconnect: Square D 200 Amp
- Manual Transfer Switch
- Load Center: Square D 200 Amp, IQO Series, 24 Position
- Surge Protection Device (SPD) - 1 ea. AC Delta 2000
- Square D 30 Amp, 2-Pole Breaker for SPD
- Ground Bar
- Silkscreened Dead-Front
- Captive Dead-Front Fasteners
- Dimensions: 40H x 20W x 10D inches

**Estimated Total Assembled Product Weight:**

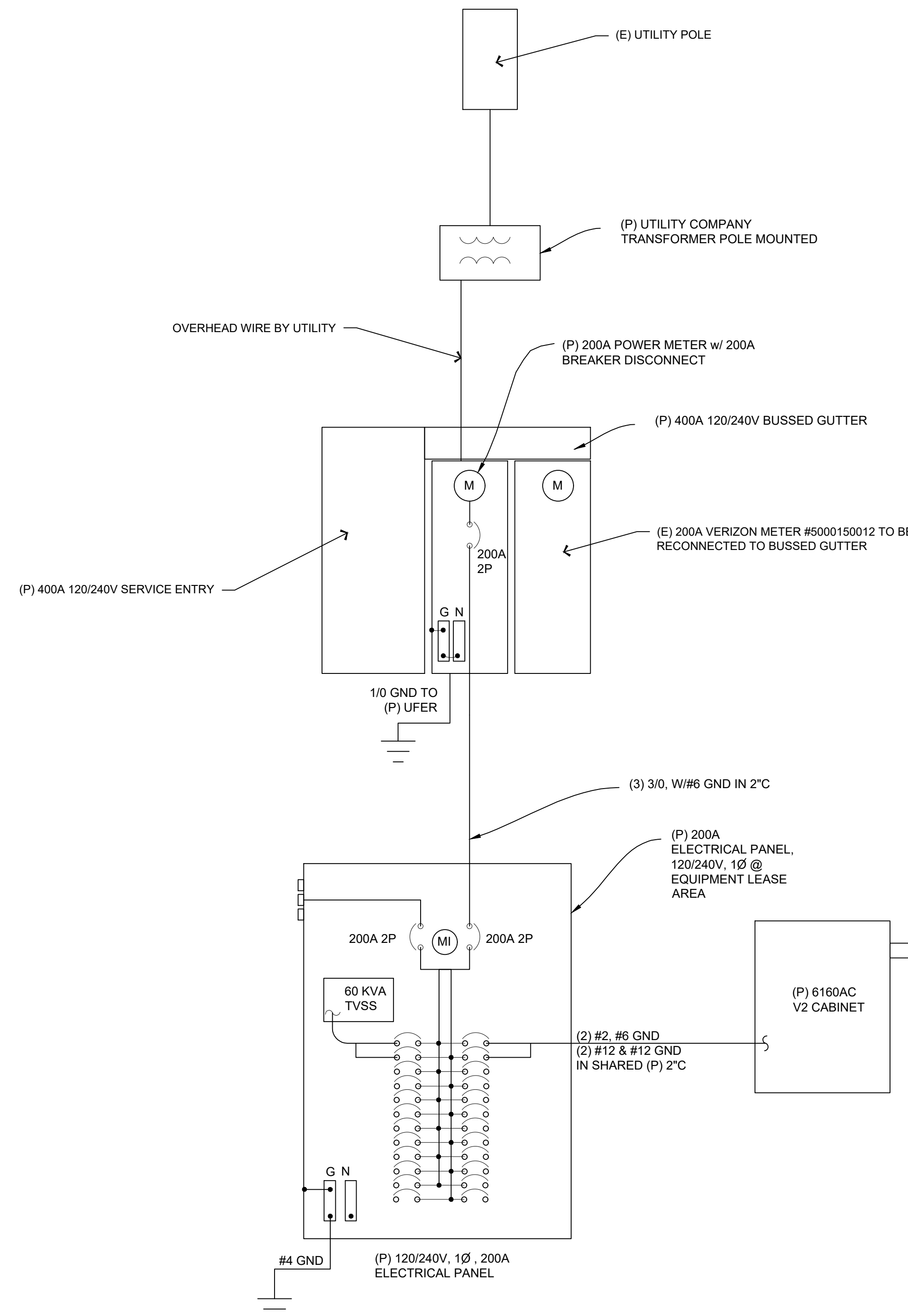
- Approximately 75 Pounds excluding packaging



Delta Greenleaf (USA) Corp  
2300 Campbell Court Blvd., Suite 530  
Riverside, CA 92502  
Phone: 972-437-7800

www.deltapowersolutions.com

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**ELECTRIC LEGEND**

- MI MECHANICAL INTERLINK
- M METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF

**ELECTRICAL LABELING REQUIREMENTS**

- CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL, MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR's, PULL BOXES, ETC. PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR.
- ALL PANELS, XFMR's AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR's, AND 'FED FROM' DATA.
- ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH 'FED FROM' CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING w/ #1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION w/ FIXTURE LABELS.
- ALL (P) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE 'FED FROM' DATA (SWITCH#)
- ALL CONDUITS EXISTING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'..." WHERE X IS/ARE THE BREAKER(S). CONDUITS EXISTING XFMR's SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>". E.G. "FEEDER TO PANEL <panel name>". CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) w/ "FED FROM..." & "TO PANEL/XFMR..." DATA.
- "FED FROM: DATA = <panel name> <br/> EG: "PANEL X/1, 3, 5"

**ELECTRICAL NOTES**

- ALL ELECTRICAL WORK SHALL CONFORM TO THE 2019 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AN PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
- ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-W, INSULATION RATED FOR 90C OR 70C WET.
- ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
- ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
- A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
- WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
- WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQUIREMENTS AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
- WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNDERGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:

POWER PLAN SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN. CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN.; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFG'R'S DATA FOR THE APPLIANCES SERVED.

THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG, ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (P) CABLE TRAY OVERHEAD IN SUCH A MANNER THAT THE CABLE WILL BE DAMAGED BY NORMAL USE.

**(P) 200A ELECTRICAL PANEL**

NAMEPLATE: PANEL A		SC LEVEL: 65,000		VOLTAGE: 120/240 V, 1 PHASE, 3 WIRE		
LOCATION: H-FRAME AT EQUIPMENT		BUS: 200 AMPS		MOUNTING: UTILITY H-FRAME		
MOUNTING: UTILITY H-FRAME		MAIN CB: 200A				
ØA	ØB	BREAKER AMP / POLE	CIRCUIT NO.	BREAKER AMP / POLE	ØA	ØB
LOAD VA	LOAD VA	LOAD DESCRIPTION		LOAD DESCRIPTION	LOAD VA	LOAD VA
2640	2292	TECH LIGHT	20/1 1 2	E6160 V2 CABINET	6500	6500
		GFCI RECEPTACLE	20/1 3 4	BLANK		
		BLANK	5 6			
			7 8			
			9 10			
			11 12			
			13 14			
			15 16			
			17 18			
			19 20			
			21 22			
			23 24			
2640	2292	PHASE TOTALS		PHASE TOTALS	6500	6500
TOTAL VA =	17932 (17.93 KVA)	TOTAL AMPS =	41			

PLANS PREPARED FOR:

**T-Mobile**

1200 CONCORD AVE., SUITE 500  
CONCORD, CA 94520

PLANS PREPARED BY:

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P.O. BOX 220, ROSEVILLE, CA 95661  
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5098 FOOTHILLS BLVD, STE 3-119  
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REVISIONS:

DESCRIPTION	DATE	BY	REV
90% CD SUBMITTAL	12/19/23	JVM	0
100% CD SUBMITTAL	02/23/24	JVM	1
100% CD (R1)	07/09/24	JVM	2
100% CD (R2)	08/30/24	JVM	3
100% CD (R3)	03/12/25	JVM	4
100% CD (R4)	04/03/25	JVM	5
100% CD (R5)	09/10/25	LE	6

SITE NAME:

**Grass Valley North**

SITE IDENTIFICATION:

**SC09622B**

SITE ADDRESS:

142 OLYMPIA PARK RD  
GRASS VALLEY, CA 95945

SHEET DESCRIPTION:

**ELEC SINGLE LINE, PANEL SCHEDULE, SPECS**

SHEET NUMBER:

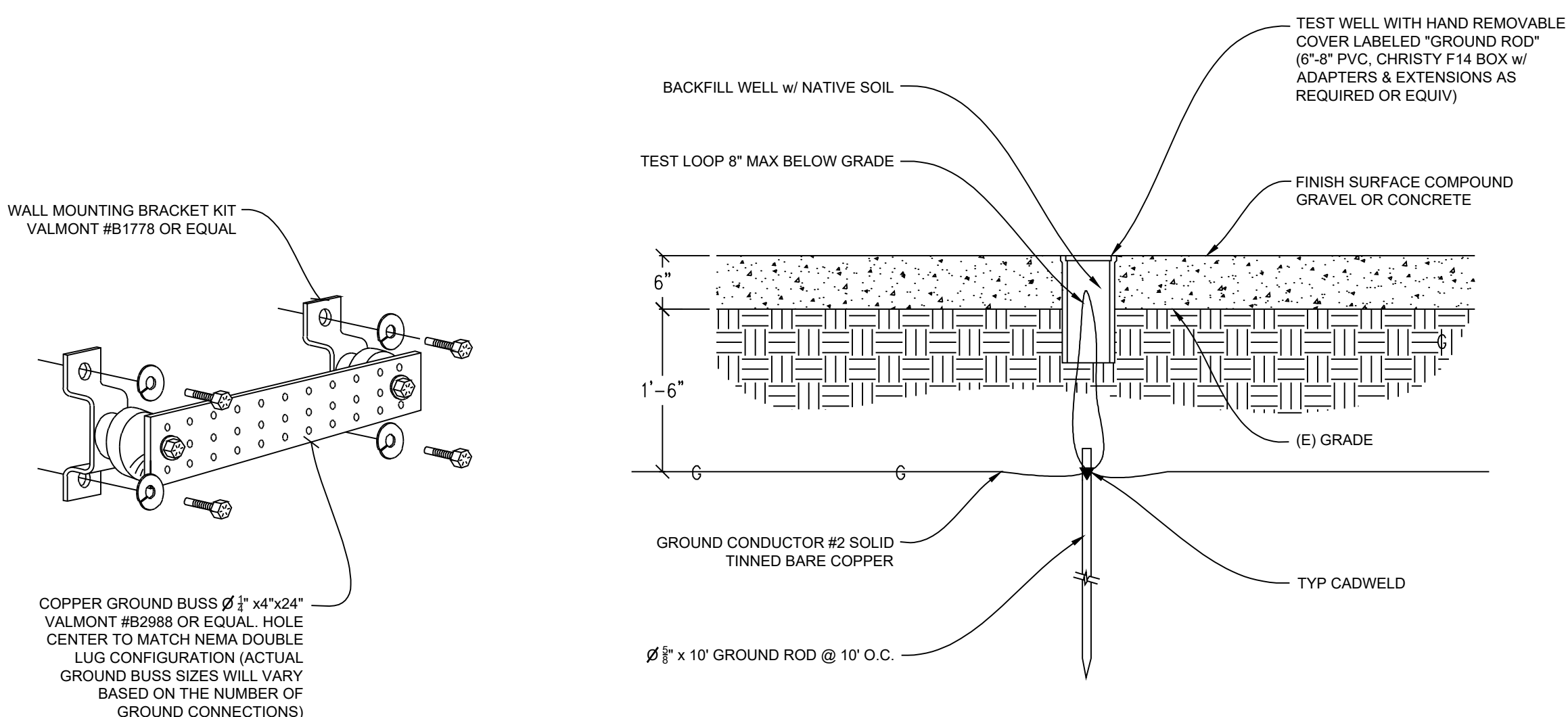
**E-1**

**GROUNDING NOTES**

- GROUNDING SHALL COMPLY WITH CEC ARTICLE 250.
- USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- EXPOSED GROUNDING CONNECTIONS SHALL BE MADE WITH BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR EXOTHERMIC WELDS AS SPECIFIED IN THE PLANS.
- CONNECTIONS TO EQUIPMENT SHALL BE MADE USING STAINLESS STEEL HARDWARE.
- APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS FOR WEATHER PROOFING OVER COAX GROUND KITS.
- CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS WITH STAR WASHERS AND NO-OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
- ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE A 12" RADIUS BEND, HOWEVER, #6 WIRE CAN BE BENT AT A 6" RADIUS WHEN NECESSARY.
- THE SYSTEM GROUND RESISTANCE MUST BE 10 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING THREE OPTIONS:

- CONNECT TO EXISTING GROUNDING SYSTEMS
- CONNECT TO BUILDING STEEL COLUMNS
- INSTALL A NEW GROUNDING SYSTEM

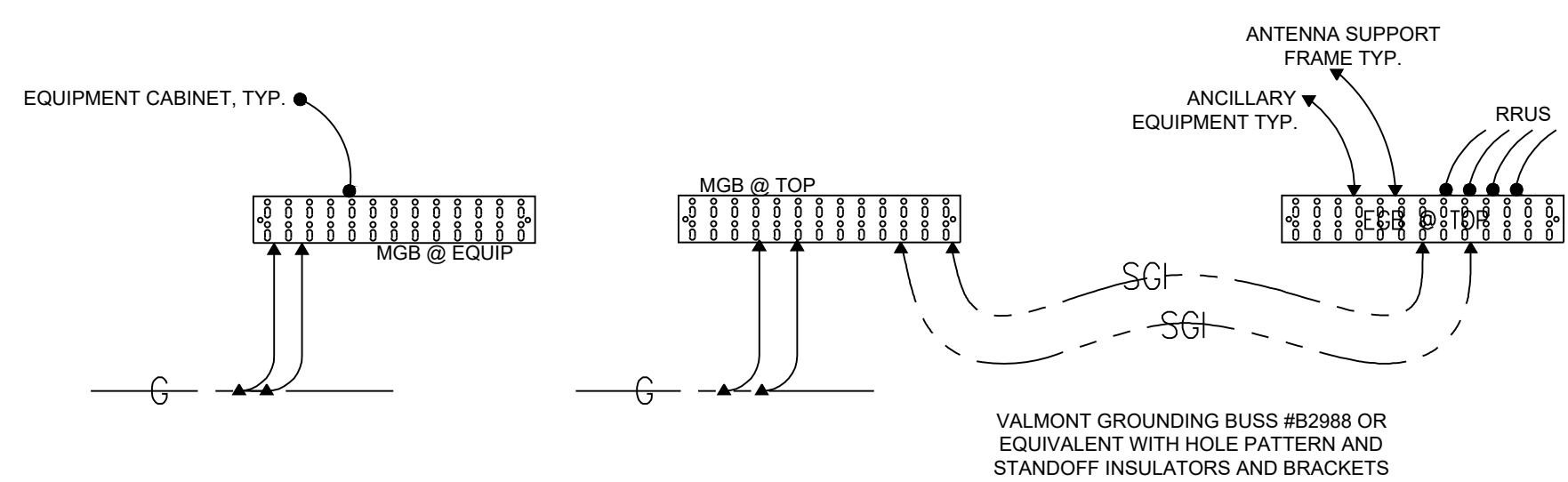
UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3RD PARTY TO CONDUCT A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR CONSTRUCTION MANAGER.



**GROUND BUSS DETAIL**

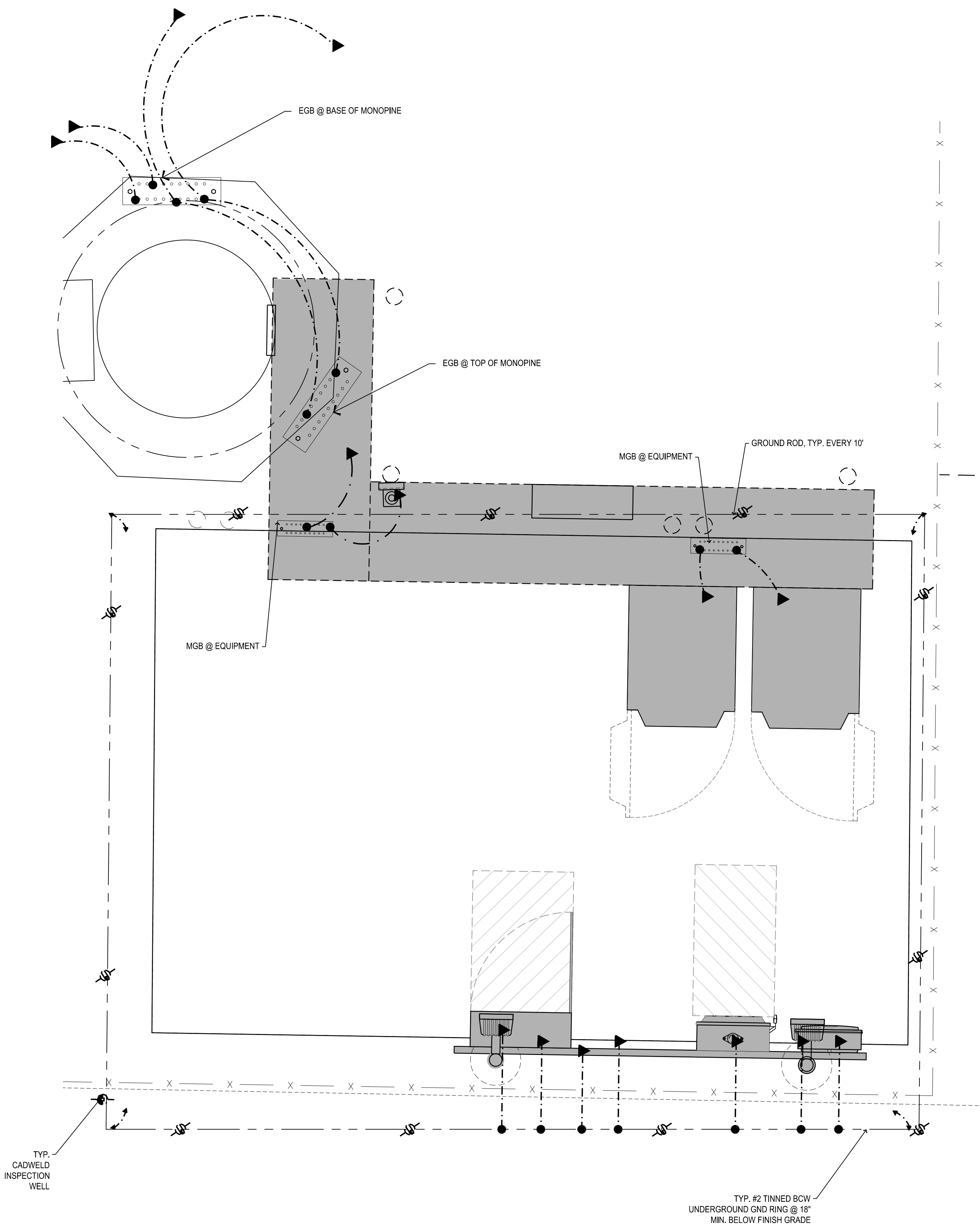
**TEST WELL DETAIL**

NOTE: THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN RODS. THE GROUND RODS SHALL BE 1/2" x 10' COPPER CLAD STEEL SPACED AT 10' INTERVALS MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW GRADE. AN ONSITE INSPECTION BY THE OWNER SHALL BE REQUIRED PRIOR TO ANY BACKFILL.



**ELECTRICAL GROUNDING PLAN**

- GROUNDING LEGEND**
- MECHANICAL CONNECTION
  - ▲ EXOTHERMIC CADWELD
  - TYP. CADWELD INSPECTION WELL
  - TYP. 1/2" DIA. x 10'-0" LONG COPPER CLAD GROUND ROD @ 10' O.C. MAX & 18" MIN. BELOW FINISH GRADE
  - GATE GROUNDING STRAP
  - TYP. #2 TINNED BCW UNDERGROUND GND RING @ 18" MIN BELOW FINISH GRADE
  - SGI — GROUND WIRE #2 STRANDED GREEN INSULATED WIRE



**1 GROUNDING PLAN**  
3/4" = 1'-0"

PLANS PREPARED FOR:

**T-Mobile**

1200 CONCORD AVE., SUITE 500  
CONCORD, CA 94520

PLANS PREPARED BY:

**BORGES**  
ARCHITECTURE | INTERIORS

P.O. BOX 220, ROSEVILLE, CA 95661  
916.782.7200 / www.borgesarch.com

OEM:

MLA PARTNER:

**PRECISION**  
ENGINEERING & ARCHITECTURE

5098 FOOTHILLS BLVD, STE 3-119  
ROSEVILLE, CA 95747

ENGINEERING SEAL:

**DRAWING NOTICE:**  
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF T-MOBILE AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF T-MOBILE.

**REVISIONS:**

DESCRIPTION	DATE	BY	REV
90% CD SUBMITTAL	12/19/23	JVM	0
100% CD SUBMITTAL	02/23/24	JVM	1
100% CD (R1)	07/09/24	JVM	2
100% CD (R2)	08/30/24	JVM	3
100% CD (R3)	03/12/25	JVM	4
100% CD (R4)	04/03/25	JVM	5
100% CD (R5)	09/10/25	LE	6

SITE NAME:

**Grass Valley North**

SITE IDENTIFICATION:

**SC09622B**

SITE ADDRESS:

142 OLYMPIA PARK RD  
GRASS VALLEY, CA 95945

SHEET DESCRIPTION:

**GROUNDING PLAN & DETAILS**

SHEET NUMBER:

**G-1**

P:\Data\19102503.3.6647.PM - File Name: 2025122501 - Precision\_Sprint\_Keep\_Silent\_2025122501 - IL\_SCD09622B\SCD09622B\Drawings - G1 - GROUNDING PLAN & DETAILS.dwg - Plotted by: Lyndee Eise



5098 Foothills Blvd. 3-119, Roseville, CA 95747  
916-918-9322 • [Office@PrecisionSD.com](mailto:Office@PrecisionSD.com)

July 15, 2025

Community Development Department  
City of Grass Valley  
125 E. Man Street  
Grass Valley, CA 95945

**RE: Eligible Facilities Request to Modify Existing Wireless Facility  
142 Olympia Park Rd.  
Grass Valley, CA 95945  
APN: 035-320-044**

Planning Division:

**A. T-Mobile’s Proposed Project is an Eligible Facilities Request**

Precision Site Development on behalf of T-Mobile (“Applicant”) is proposing to add, modify and/or replace Transmission Equipment (the “Request”) at the Tower located at the above referenced location within the City of Grass Valley (“City”).

This Request is covered by Section 6409 of the Spectrum Act (47 U.S.C. Sect. 1455(a)),<sup>1</sup> which provides that state and local governments “may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.” The existing Tower is 85’ tall within a 40’ x 30’ fenced lease area. The existing facility lease rights include utility route(s) for electrical and fiber connections to the nearest points of feed. Applicant’s Request involves installing a 17’ extension to the existing tower with 6 antennas, 6 RRU’s and two equipment cabinets and related equipment on the ground inside the existing facility lease area and utility easements serving the site.

The Federal Communications Commissions (“FCC”) determined that any modification to an existing telecommunications Tower that meets the following criteria does not substantially change the physical dimensions of the existing Tower (47 C.F.R. § 1.6100(b)(7)), and therefore is an Eligible Facilities Request that must be granted under Section 6409. The proposed project satisfies those criteria because it:

- 1) Will not increase the height of the Tower by more than ten percent (10%) or twenty (20) feet, whichever is greater;

**Details: The existing tower will be extended by 17’.**

<sup>1</sup> See also 47 C.F.R. § 1.6100 (the FCC’s 6409 implementing regulations).



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916-918-9322 • [Office@PrecisionSD.com](mailto:Office@PrecisionSD.com)

- 2) Does not protrude from the edge of the Tower by more than twenty (20) feet;

**Details: The antennas will protrude a maximum of approx. 8' from the edge of the tower.**

- 3) The proposed project does not defeat any existing concealment elements at the site. To be considered a “concealment element,” the element must have been a part of the facility at either:
  - (1) the time of original approval; or
  - (2) at the last modification of the tower if such modification occurred prior to the February 22, 2012 or outside the 6409(a) process (whichever is later).

A “concealment elements” is something that makes a wireless facility appear to be something “fundamentally different than a wireless facility,” it does not include “any attribute that minimizes the visual impact of a facility, such as a specific location on a rooftop site or placement behind a tree line or fence.”<sup>2</sup> Moreover, a modification can increase the size of the concealment features, so long as they: (i) do not increase by more than the criteria in (1) and (2) above, and (ii) would continue to make “the structure appear not to be a wireless Facility.” If so, then the modification would not defeat concealment.

**Details: The existing Tower is disguised as a faux pine tree and the concealment elements shall be maintained on the proposed extension.**

- 4) Does not entail any excavation more than 30 feet outside the current site area;

**Details: All equipment will be installed with the existing lease area and utility easements serving the site.**

- 5) Does not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.

**Details: The proposed project will involve the installation of 2 cabinets (for a total of 2). No additional cabinets are proposed under this project.**

- 6) The proposed project complies with all prior conditions of approval for the existing site, except for any non-compliance that is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the thresholds above. These conditions may relate to aesthetics or minimizing the visual impact of the wireless facility. To be enforced, there must be express evidence of specific conditions of approval and continued compliance with such conditions.

---

<sup>2</sup> *Implementation of State and Local Governments’ Obligation to Approve Certain Wireless Facility Modification Requests Under Section 6409(a) of the Spectrum Act of 2012*, FCC 20-75, Declaratory Ruling and Notice of Proposed Rulemaking, ¶ 35 (June 10, 2020). (“5G Upgrade Order”).



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**Response: No changes to the site are proposed that would violate any conditions of approval.**

Finally, all of the equipment being installed as part of this Request qualifies as Transmission Equipment under the FCC’s rules at 47 C.F.R. § 1.6100(b)(8).

Based on the foregoing, the Request qualifies for expedited processing under the Spectrum Act.

**B. The 60 day Shot Clock Applies to All Necessary Permits or Authorizations to Necessary for T-Mobile to Proceed with the Request**

Under Section 6409 “a State or local government may not deny, and shall approve, any eligible facilities request... within 60 days of the filing of a complete application.”<sup>3</sup> As the FCC’s explained, that time period covers “all qualifying applications” and all necessary permits and authorizations.<sup>4</sup> Where a jurisdiction requires an applicant to obtain clearance from separate departments and/or to obtain numerous permits, the FCC explained that the applicant starts **the 60 day shot clock when: 1) it takes the “first procedural step” that the jurisdiction requires, even if there are multiple potential “first steps” with various municipal committees or departments, and 2) the applicant provides written documentation demonstrating that the applicable eligible facilities request criteria are satisfied.**<sup>5</sup> Here, the 60-day shot clock starts with the filing of the enclosed application.

**C. Notice of Expedited Permit Processing and Deemed Granted Remedy**

Under federal law, any Eligible Facilities Request is deemed granted 60 days after a complete application is filed. Thus, if 60 days pass after the submission of this Request and the City has not acted to grant or deny the Request, it will be deemed granted.<sup>6</sup> At that time, the applicant may advise the City that the application has been deemed granted. If the City wishes to contest whether Request has been deemed granted, the burden is on the City to file a lawsuit in a court of competent jurisdiction within 30 days after receipt of a written communication notifying it that the Request has been deemed granted. Here, it is clear that the deemed granted remedy applies to all of the City of Grass Valley requirements.

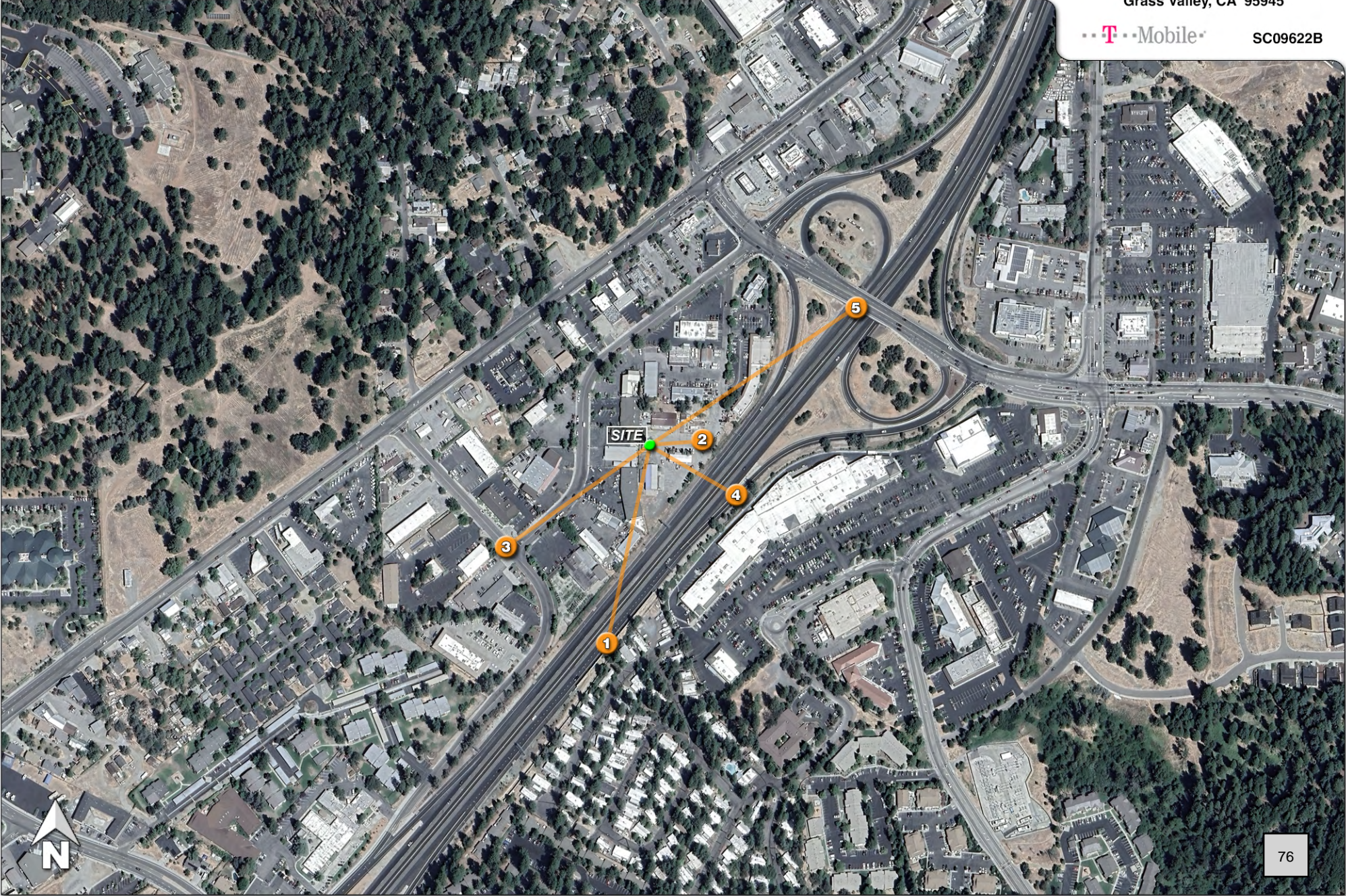
Sincerely,  
*Jeremy Jordan*  
Precision Site Development

<sup>3</sup> *Id.* ¶ 39 (June 10, 2020). 47 U.S.C. § 1455(a)(1).  
<sup>4</sup> *City of Portland v. U.S.*, 2020 U.S. App. Lexis 25553 \*\*48-49 (9th Cir. Aug. 12, 2020).  
<sup>5</sup> *5G Upgrade Order*, ¶¶ 15-16 (June 10, 2020). The FCC also explained that its ruling provided “considerable flexibility” to structure their procedures for review of Eligible Facilities Requests, “but prevent localities from ‘imposing] lengthy and onerous processes not justified by the limited scope of review contemplated’ by Section 6409(a).” *Id.* ¶ 17.  
<sup>6</sup> Under the FCC’s rules, the jurisdiction has 30 days to advise the applicant of the completeness of its application. The rules also provide for the tolling of the shot clock under certain situations.

**Grass Valley** Item # 2.  
142 Olympia Park Rd  
Grass Valley, CA 95945

•• T •• Mobile •• SC09622B

Aerial photograph showing the viewpoints for the photosimulations.



1

Item #2.

Existing monopine to be raised in height



Existing

Photosimulation of the view looking north-northeast along eastbound Hwy 49.

**Grass Valley North**

142 Olympia Park Rd  
Grass Valley, CA 95945

..T..Mobile.. SC09622B

Proposed extension and antennas



Proposed

Photosimulation of the view looking due west from the access drive and parking lot.

2

Item # 2.

Existing monopine to be raised in height

Proposed extension and antennas



Existing

Proposed 78

**Grass Valley North**

142 Olympia Park Rd  
Grass Valley, CA 95945



SC09622B

3

Item #2.

Existing monopine to be raised in height



Existing

Photostimulation of the view looking northeast from Joerschke Drive at Maltman Drive.

**Grass Valley North**

142 Olympia Park Rd  
Grass Valley, CA 95945

..T..Mobile..

SC09622B

Proposed monopine extension and antennas



Proposed

79

4

Item #2.

Existing monopine to be raised in height



Existing

Photosimulation of the view looking west from across Hwy 49, on the Brunswick Rd offramp.

**Grass Valley North**

142 Olympia Park Rd  
Grass Valley, CA 95945

..T..Mobile.. SC09622B

Proposed monopine extension and antennas



Proposed

80

5

Item #2.

Existing monopine to be raised in height

Existing

Photosimulation of the view looking southwest along westbound Hwy 49 at the Brunswick Rd overcrossing.

Grass Valley North

142 Olympia Park Rd  
Grass Valley, CA 95945

T-Mobile

SC09622B

Proposed monopine extension and antennas

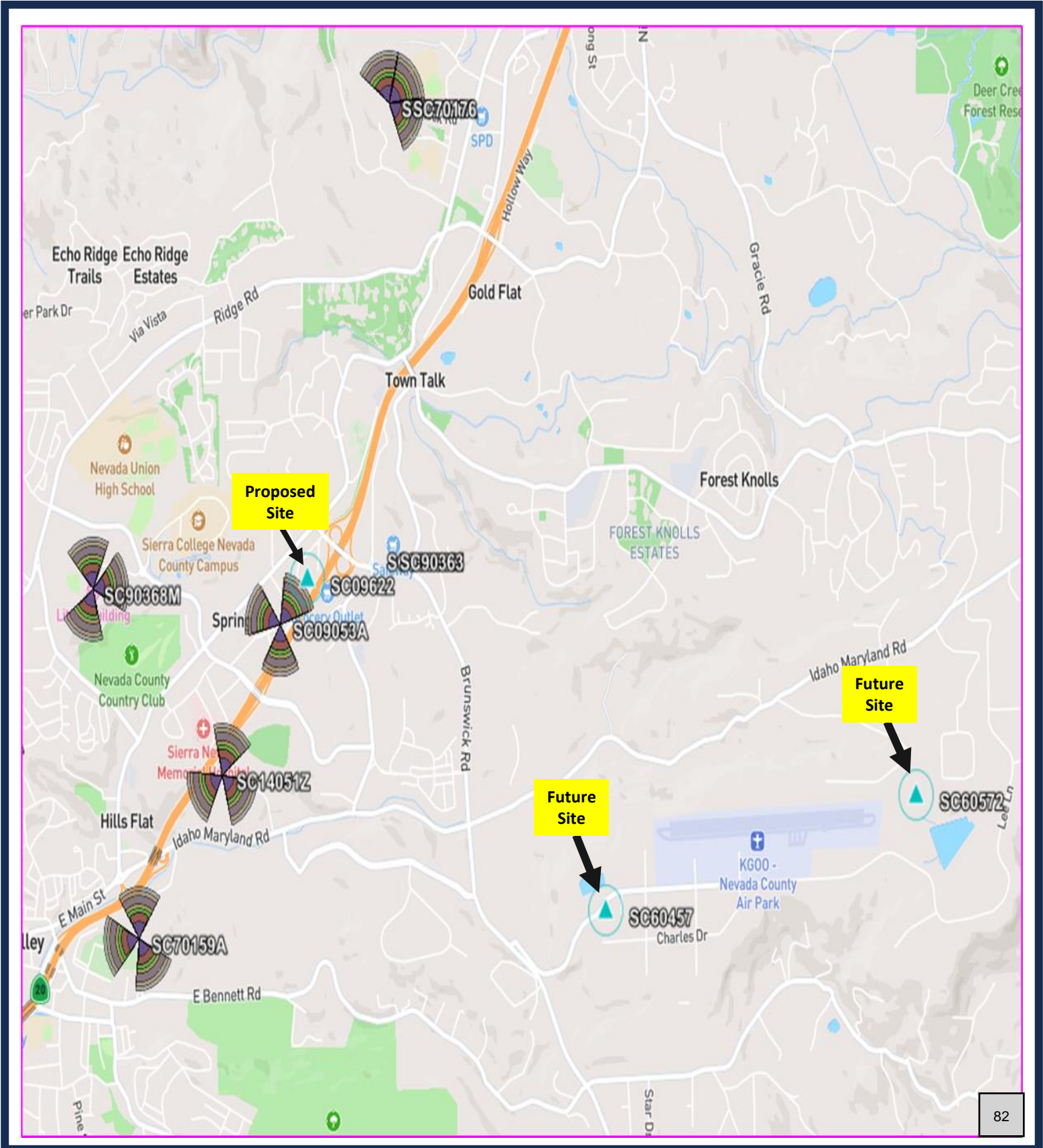
Proposed

81

## COVERAGE MAPS

142 Olympic Park Rd., Grass Valley

### Future Site Location Map (Two Year Plan)



### Coverage Objective for Future Site Location Map (Two Year Plan)

SC60572

This site is expected to provide coverage approximately 1 mile in all directions



SC60457

This site is expected to provide coverage approximately .5 miles in all directions



### Search Ring for Each Future Site Location Map

SC60572

This site will be located at the Nevada County Airport. A Use Permit Application has been filed with Nevada County and is currently being processed.



SC60457

This site will be located southwest of the Nevada County Airport. A Use Permit from Nevada County has been approved. To date, the site has not been constructed.

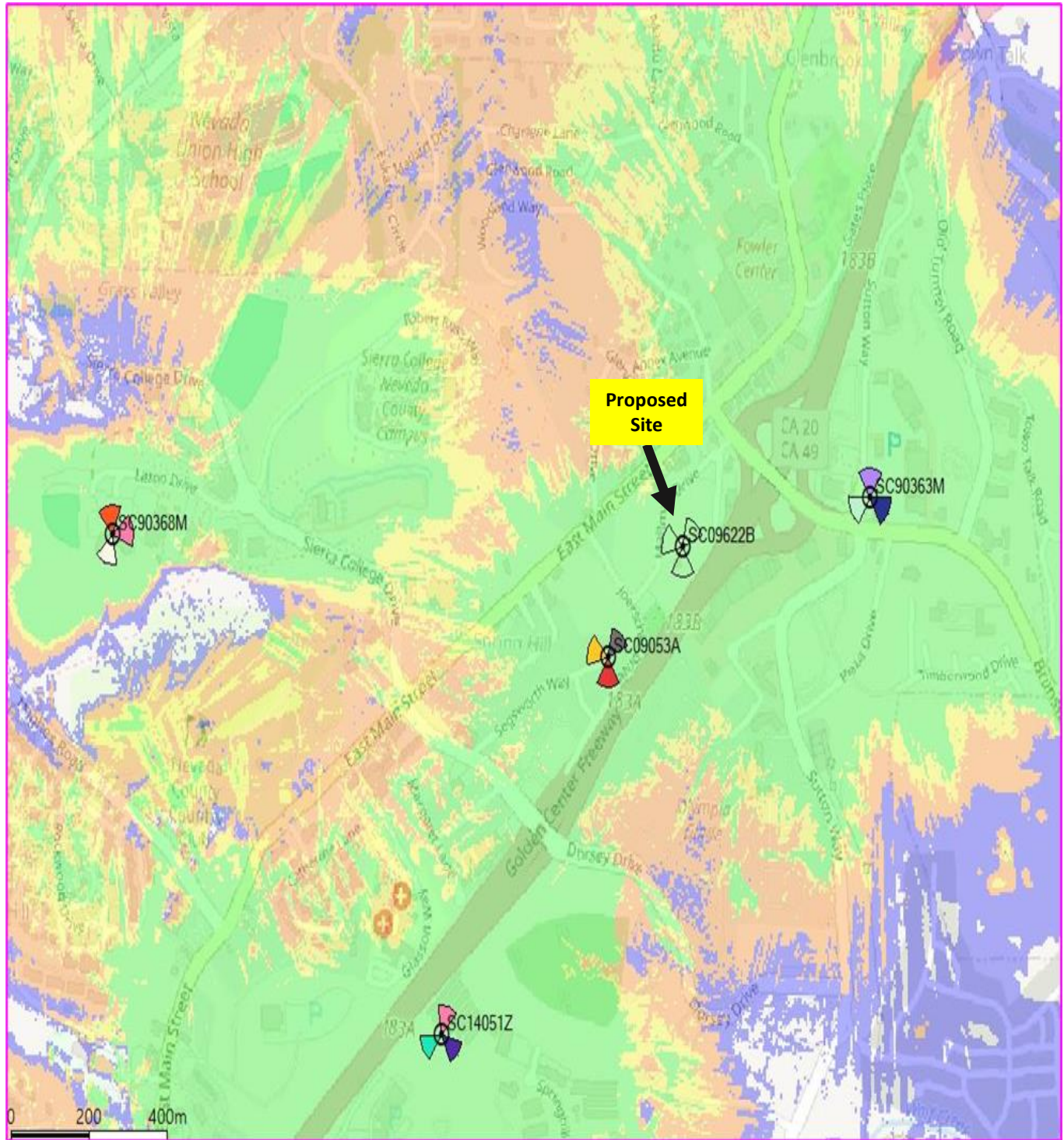


# Search Ring for Proposed Site

Item # 2.



### Coverage of Existing T-Mobile Sites (Not including the Proposed Site - SC09622)

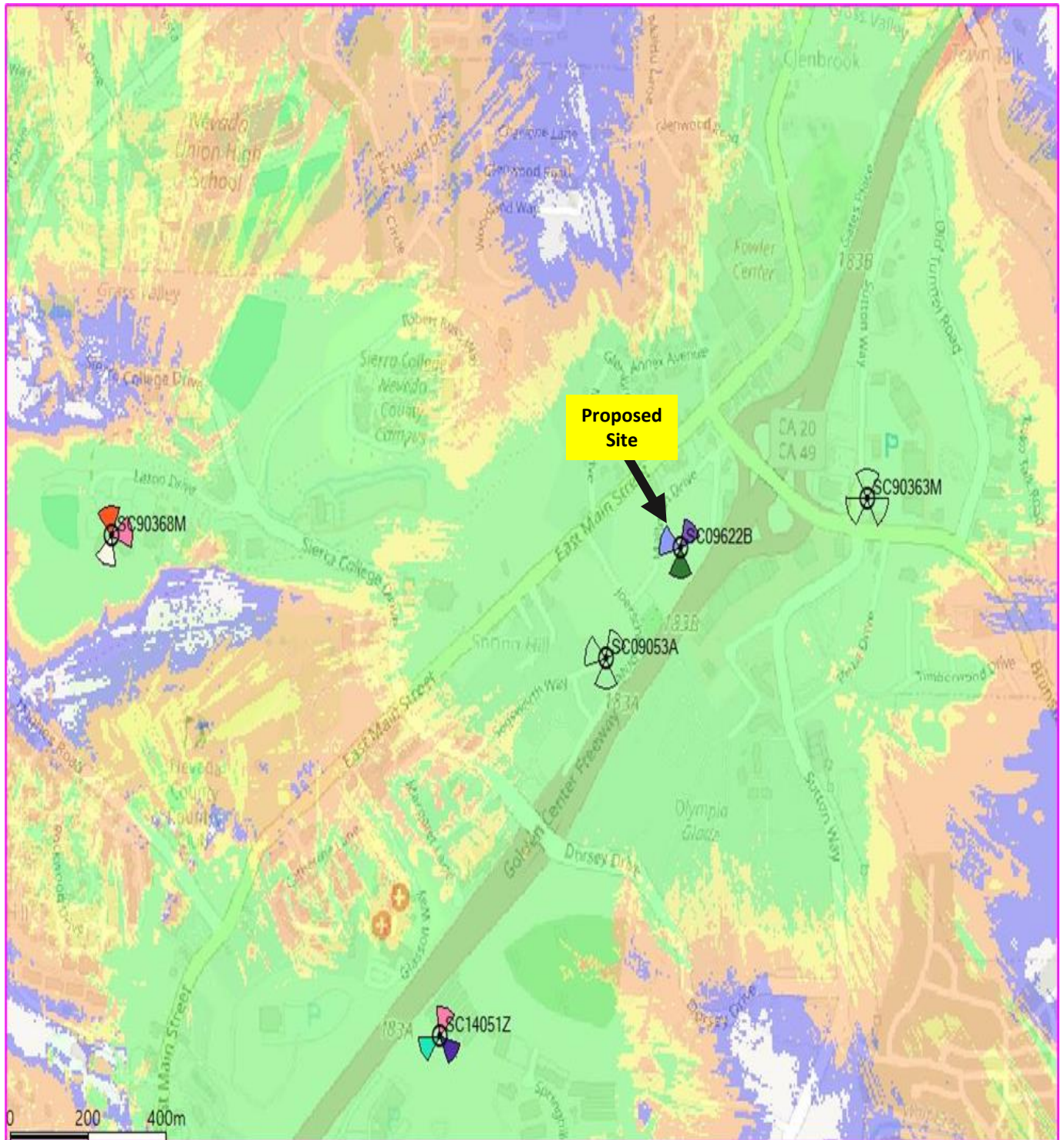


-  In Building Commercial
-  In Building Residential
-  In Car
-  Outdoor

# Coverage with the Proposed Site - SC09622

Item # 2.

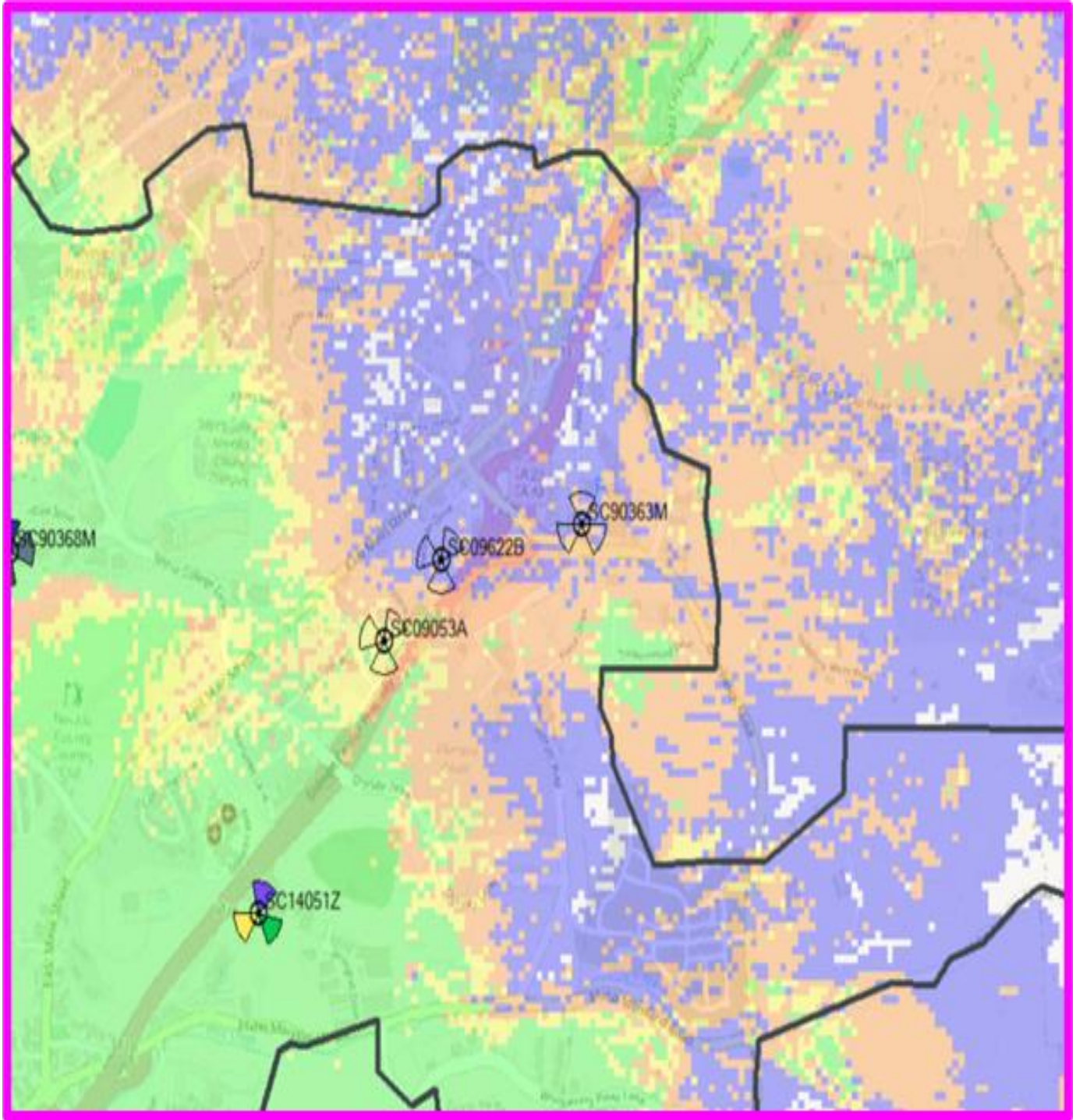
(Not Including the Two Sites to be Removed - SC90363 and SC09053)



- In Building Commercial
- In Building Residential
- In Car
- Outdoor

Coverage if the Two T-Mobile Sites are Removed - SC90363 and SC09053  
(Not Including the Proposed Site - SC09622)

Item #2.



-  In Building Commercial
-  In Building Residential
-  In Car
-  Outdoor

# RADIO FREQUENCY - ELECTROMAGNETIC ENERGY (RF-EME) COMPLIANCE REPORT

**Report Type:** Antenna Modification/Theoretical

**FCC COMPLIANT SITE**

**Site ID: SC09622B**

*Site Name: Grass Valley North*

*Address: 142 Olympia Park Rd. Grass Valley, CA 95945*

**Date of Calculation: April 18, 2025**

**Date of Report: April 18, 2025**

Latitude: 39.234086 N  
Longitude: -121.039156 W



Prepared By:

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3.0	Antenna Inventory .....	6
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## 1.0 Executive Summary / Report Summary

### Purpose of Report

Global Technology Associates (GTA) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile site **SC09622B** located at **142 Olympia Park Rd. Grass Valley, CA 95945** to determine RF-EME exposure levels from existing and proposed T-Mobile wireless communications equipment at this site.

This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF-EME analysis for the site. As described in greater detail in Section named **“Federal Communications Commission (FCC) Requirements”** of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general population exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

T-Mobile Site Summary			
Site ID	SC09622B	Street Address	142 Olympia Park Rd.
Site Name	Grass Valley North	City, State, Zip	Grass Valley, CA 95945
Site Type	monopine	Latitude	39.234086 N
Classification	general population	Longitude	-121.039156 W
Access Restrictions	uncontrolled	Access Type	chain link fence gate
Site Description	all the antennas are mounted on the monopine		
Max Predictive RF-EME at T-Mobile Facility (General Population)	15.5% of FCC’s general population limit at ground level		
	18.3% of FCC’s general population limit (cumulative) at ground level		
Max Predictive RF-EME at Ground Level (General Population)	15.5% of FCC’s general population limit		
	18.3% of FCC’s general population limit (cumulative)		
Predictive RF-EME Analysis at T-Mobile Facility	<b>The Proposed Antenna Configuration is In Compliance With FCC Rules &amp; Regulations Upon Completion of the Recommendations.</b>		

Table 1

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, A mitigation plan (e.g. installation of signages and/or barriers/stripping to prevent the access) is required to consider the site compliant. Areas exceeding the FCC limit are presented with the barriers and appropriate signages. Accessible areas outside the demarcated are the safety zones that have predicted EME values below the FCC's limits. Installation of the recommended mitigation measures ensures that the site remains fully compliant. The predictions models antennas as if they are operating at full power, and this assumption yields a worst case scenario with more conservative results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Site ID: SC09622B

## Methodology

The site to be determined as the compliance is based on theoretical modeling using RoofView® modeling tool, appropriate RF signage placement recommendations, proposed antenna inventory as provided by T-Mobile in the construction drawings and the type & level of restricted access to the antennas at the site.

## Compliance Statement

T-Mobile's operation at **142 Olympia Park Rd. Grass Valley, CA 95945** will comply with FCC rules and regulations upon completion of recommendations that includes the installation of appropriate RF Safety Signages and/or Barriers as described in Section 8.

## Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

T-Mobile will be compliant when the following changes are implemented:

### T-Mobile proposed Access Point Location

Ensure that 1 Guideline, 1 Information & 1 Notice signs are installed at the Access Point location, as depicted in the site map in the later sections of the report.

### T-Mobile proposed Alpha Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.  
There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

### T-Mobile proposed Beta Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.  
There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

### T-Mobile proposed Gamma Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.  
There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

### T-Mobile proposed Equipment/BTS Location

Ensure that 1 Guideline, 1 Information & 1 Notice signs are installed at the Equipment/BTS location, as depicted in the site map in the later sections of the report.

## 2.0 MPE Calculations

For this MPE predictive analysis, GTA considered the area around the accessible areas of the T-Mobile antennas on the site to determine EME field strength levels with respect to the FCC's human exposure limits. Further GTA has identified any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with highest fields.

GTA has utilized computer generated modeling software RoofView® 4.15 to generate the compliance report.

### Modeling & Input Assumptions

In this Site Compliance Report, it is assumed that

- All antennas are operating at full power at all times.
- The Antenna Inventory Table (Section 3) shows all transmitting antennas at the site.
- A 75% duty cycle and maximum radiated power for each antenna is assumed unless T-Mobile has specified otherwise.
- Obstructions like (screens, trees, buildings etc.) that would normally attenuate the signal are not taken into account.
- GTA obtained information used in this Compliance Report from T-Mobile which is considered reliable and believes them to be true and correct.
- Due to the complexity of some wireless sites, GTA performed this analysis and created this report utilizing best industry practices and due diligence. The scales and the determinations are based on the A&E drawings provided by T-Mobile.
- On a case-by-case basis, appropriate static gains and losses are considered while doing the simulations to simulate the closest field radiations of the antennas.
- Any active/live/radiating antenna configuration for the site and the premises is fully compliant per the FCC's regulations.

### 3.0 Antenna Inventory

ID	Technology	Antenna Make	Antenna Model	Azimuth (°)	Bottom of ANT from Ground (ft)
TMO S1A1	L600	CommScope	FFVV-65C-R2N23	40	89.00
TMO S1A1	N600	CommScope	FFVV-65C-R2N23	40	89.00
TMO S1A1	L700	CommScope	FFVV-65C-R2N23	40	89.00
TMO S1A1	L1900	CommScope	FFVV-65C-R2N23	40	89.00
TMO S1A1	N1900	CommScope	FFVV-65C-R2N23	40	89.00
TMO S1A1	N2100	CommScope	FFVV-65C-R2N23	40	89.00
TMO S1A4	N2500	ERICSSON	AIR6419 B41	40	91.49
TMO S2A2	L600	CommScope	FFVV-65C-R2N23	180	89.00
TMO S2A2	N600	CommScope	FFVV-65C-R2N23	180	89.00
TMO S2A2	L700	CommScope	FFVV-65C-R2N23	180	89.00
TMO S2A2	L1900	CommScope	FFVV-65C-R2N23	180	89.00
TMO S2A2	N1900	CommScope	FFVV-65C-R2N23	180	89.00
TMO S2A2	N2100	CommScope	FFVV-65C-R2N23	180	89.00
TMO S2A5	N2500	ERICSSON	AIR6419 B41	180	91.49
TMO S3A3	L600	CommScope	FFVV-65C-R2N23	290	89.00
TMO S3A3	N600	CommScope	FFVV-65C-R2N23	290	89.00
TMO S3A3	L700	CommScope	FFVV-65C-R2N23	290	89.00
TMO S3A3	L1900	CommScope	FFVV-65C-R2N23	290	89.00
TMO S3A3	N1900	CommScope	FFVV-65C-R2N23	290	89.00
TMO S3A3	N2100	CommScope	FFVV-65C-R2N23	290	89.00
TMO S3A6	N2500	ERICSSON	AIR6419 B41	290	91.49

Table 2

ID	Technology	Antenna Make	Antenna Model	Azimuth (°)	Bottom of ANT from Ground (ft)
OTH S1A7	LTE	Powerwave	7750	40	73.71
OTH S1A8	LTE	Powerwave	7750	40	73.71
OTH S1A9	LTE	Powerwave	7750	40	73.71
OTH S1A10	LTE	Powerwave	7750	40	73.71
OTH S2A11	LTE	Powerwave	7750	180	73.71
OTH S2A12	LTE	Powerwave	7750	180	73.71
OTH S2A13	LTE	Powerwave	7750	180	73.71
OTH S2A14	LTE	Powerwave	7750	180	73.71
OTH S3A15	LTE	Powerwave	7750	290	73.71
OTH S3A16	LTE	Powerwave	7750	290	73.71
OTH S3A17	LTE	Powerwave	7750	290	73.71
OTH S3A18	LTE	Powerwave	7750	290	73.71

Table 3

### 4.0 Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radio frequency 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 population/uncontrolled exposure limits for members of the general population.

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 population/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 population/uncontrolled exposure limits apply to situations in which the general population 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 population 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.

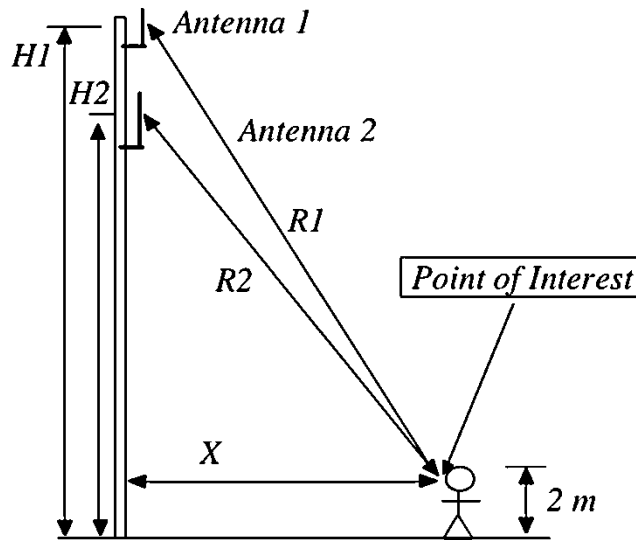


Figure 1

Table 4 and Figure 2 (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. For the T-Mobile equipment operating at 800 MHz, the FCC’s occupational MPE is 2.66 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.53 mW/cm<sup>2</sup>. These limits are considered protective of these populations.

<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	6 4	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	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
<b>(B) Limits for General Population/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	6 4	1.63	(100)*	30
1.34-30	1842/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

Table 4

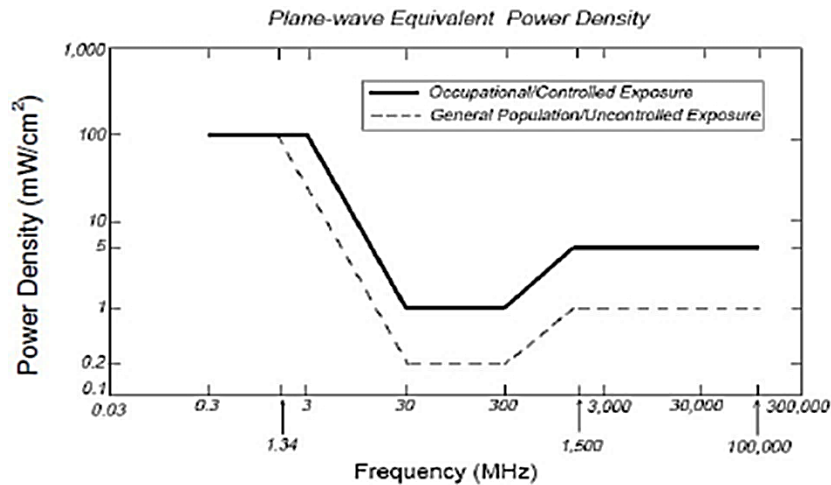


Figure 2

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
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	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm <sup>2</sup>	0.20 mW/cm <sup>2</sup>

Table 5

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 600-2500 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.

**Statement of Compliance**

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 100% of the applicable MPE must participate in mitigating these RF hazards.

**5.0 Limitations**

This report was prepared for the use of T-Mobile. 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 GTA are based solely on the information provided by T-Mobile. 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 GTA 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.

## 6.0 Safety Recommendations

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

OSHA requires that those in the Occupational classification must complete training in 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>

Table 6

### RF Signage and Barriers

All RF signs should be obeyed by at all times.



Figure 3

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

## 7.0 Federal Communications Commission (FCC) Limits

### Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible to take corrective actions like installation of mitigation measures that ensures the site remains fully compliant. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater 100% MPE limits.

### Occupational Limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

### General Population limits

Apply in situations in which the general population may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure. (Those without significant and documented RF Safety & Awareness training)

### Controlled Environment

Applies to environments that are restricted or "controlled" in order to prevent access from members of the General Population classification.

### Uncontrolled Environment

Applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

### Generic Values

The use of "Unknown" for an operator means the information with regard to the carrier, their FCC license and / or antenna information was not available. Generic values used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.

### 8.0 Compliance Measures

The site needs the following mitigation and/or compliance plan.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. At the time of our analysis, T-Mobile will be complaint with the FCC rules and regulations, as described in OET Bulletin 65 Installation of the recommended mitigation measures shown below, ensures that the site remains fully compliant.

On monopine :










Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment						Enclosing Sectors					
												
	Guidelines	NOC INFO	NOTICE	CAUTION	WARNING	NOTICE	CAUTION	WARNING	OC Length	GP Length	Striping	
Access Point(s)	✓ 1	✓ 1	✓ 1								Striping	
Sector Alpha				✓ 1							Striping	
Sector Beta				✓ 1							Striping	
Sector Gamma				✓ 1							Striping	
Equipment/BTS	✓ 1	✓ 1	✓ 1								Striping	
<b>Total Signage</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 sq. ft.</b>	<b>0 sq. ft.</b>	<b>Total = 0 sq.ft.</b>	

Table 7

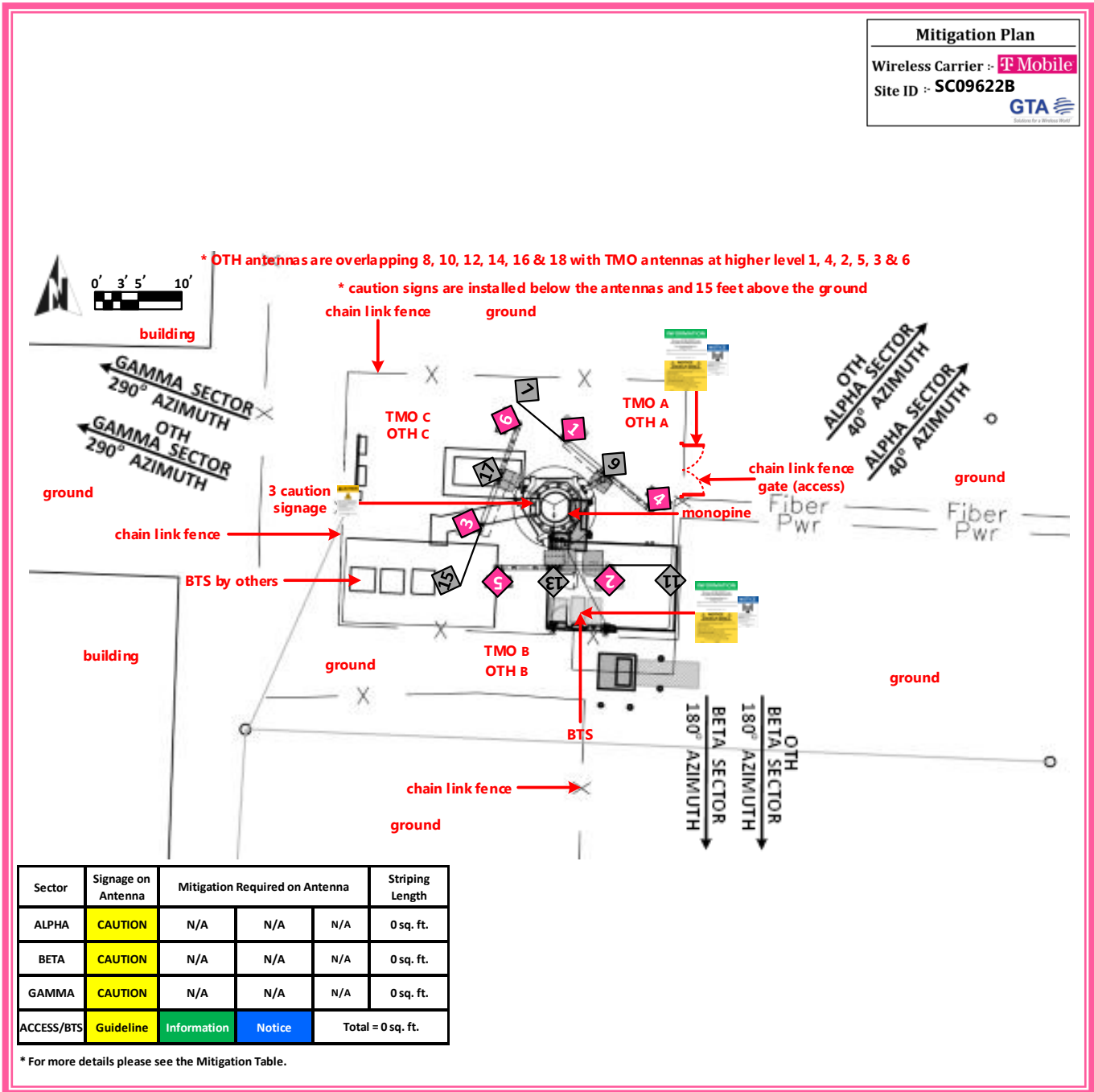
**CAUTION:** - The table above represents EVERY compliance item that MUST be implemented by the carrier at the site location; please see the Site Plan shown in diagram 1.

It is recommended to have periodic inspections of the components that are involved in radiation of RF energy. Periodic Electromagnetic Emission (EME) measurement should be conducted to reevaluate the RF radiation level at this site.

GTA recommends that T-Mobile and the authorized personal at the site take additional measures to ensure that persons accessing the roof/structure (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general population limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. This is important especially when the placement of barriers, striping, taping or any other positive access control (areas of the roof that exceed the RF levels of general population limit) is not possible due to the physical construction or constraints or safety measures surrounding the antennas or on the roof/structure like sloped roof, tiled roof, chimney, steeples, cupolas, hilly terrain, etc.

It is further recommended to distribute this report to anyone accessing the roof/structure and ensuring the confirmation that it has been read and understood.

Diagram 1: Site Scale Plan



◆ T-Mobile Antennas    ◆ Other Antennas  
— Physical Measurement  
 Striping  
▶ ENTRY    Important Notes

GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO

Standard uses 'FCC exposure limits of 5.0 mW/cm2 for occupational and 1.0 mW/cm2 for general population'

## 9.0 Summary And Conclusions

GTA has prepared this Radiofrequency Emissions Compliance Report for the proposed T-Mobile telecommunications equipment at the site located at **142 Olympia Park Rd. Grass Valley, CA 95945**.

GTA has conducted theoretical modeling to estimate the worst-case power density from T-Mobile antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements.

As presented in the preceding sections, based on worst-case predictive modeling, **there are no modeled exposures on any accessible ground-level walking/working surface** related to proposed equipment in the area that exceed the FCC's **general population** exposure limits at this site. Any of the modeled exposure areas exceeding the **general population** limits need to follow the mitigation/compliance plan proposed in the report in order to ensure that the site remains fully compliant. As such, the proposed T-Mobile project is in compliance with FCC rules and regulations. **Posting of the signages and the recommendations** presented in Section 8 **ensures that the site remains fully compliant with FCC rules and regulations**.

**At ground-level the anticipated maximum predictive RF-EME at T-Mobile facility will be 15.5% of FCC's general population limit.** This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or general population exposure limits at this site. **At ground level, the maximum power density generated by the antennas is approximately 15.5% of FCC's general population limit (3.1% of the FCC's occupational limit).**

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.

Modeling indicates that there will be no accessible areas on the walking/working surfaces at the ground-level in front of the T-Mobile antennas that may exceed the FCC standards for general population and/or occupational exposure after implementation of mitigation measures. To reduce the risk of exposure and/or injury, GTA recommends that access to the **monopine** or areas associated with the active antenna installation or mitigation measures are restricted and secured where possible.

In order to alert any workers or general population potentially accessing the site, a blue Notice sign and/or yellow Caution sign and/or orange Warning sign based on the simulated exposure limits along with a yellow Guidelines sign are recommended for installation at the access to the rooftop/structure along with the barriers/stripping to exclude the RF radiations exceeding areas per the applicable limits.

Site ID: SC09622B

### 10.0 Certification

This report has been prepared under the direction of the following Registered Professional Engineer:

I **Michael A. McGuire PE**, on the date indicated near my seal below hereby certify that:

I am registered as a Professional Engineer with License number listed below and that I am thoroughly familiar with the Regulations of the Federal Communication Commission (FCC), both in general and specifically as they apply to FCC guidelines for human exposure to Radiofrequency electromagnetic radiation and the EME predictive analysis for site identified as **SC09622B** located at **142 Olympia Park Rd. Grass Valley, CA 95945**, has performed on **April 18, 2025** in order to determine where there might be electromagnetic energy that is in excess of both the Controlled Environment and Uncontrolled Environment levels; and that I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge.



sealed 18apr2025



**ALTERNATIVE SITE ANALYSIS**  
142 Olympic Park Rd., Grass Valley

**Site Selection Criteria**

- Favorable Zoning
- An Existing Structure
- An area with Marginal Coverage
- A Location w/Minimal Signal Interference
- Minimal Impact to the Surrounding Area
- A Location where the Site can Blend with the Surrounding Area

**Coverage Objective**

The coverage objective for the proposed site is along Hwy 49/Hwy 20 between Dorsey Dr. and Banner Lava Cap Rd. The coverage extends east up Sutton Way past Plaza Dr. and west to the hills above E. Main St.

T-Mobile (TMO) currently maintains and operates two cell sites within ¼ mile of the proposed site.

- 855 Sutton Way (SC90363) - This is a former Sprint site acquired during the Sprint/TMO merger. It is being decommissioned because of very limited expansion and/or upgrade capability.
- 175 Joerschke Drive (SC09053) - This site has limited expansion and/or upgrade capability.

The two sites above are currently providing coverage for the area. But, due to the limited expansion and/or upgrade capability of both sites, they are scheduled to be removed. Once the proposed site is approved, constructed and on air, sites SC90363 and SC09053 will be decommissioned. The proposed site will be the lone site providing coverage in the area.

**Alternative Site(s)**

-2033 Nevada City Hwy – Rooftop site on an existing building. This location would provide less coverage than the proposed site due the lower overall height. A second site would be required to provide a similar level of coverage as the proposed site.

-175 Joerschke Drive – Rooftop site on an existing building. This location would provide less coverage than the proposed site due the lower overall height. A second site would be required to provide a similar level of coverage as the proposed site.

-568 Sutton Way – Rooftop site on an existing building. This location would provide less coverage than the proposed site due the lower overall height. A second and third site would be required to provide a similar level of coverage as the proposed site.

**Technical Statement**

The two existing TMO sites above use older equipment that needs to be updated. Due to the constraints at both sites, upgrades are not viable. The proposed site will use the newest and best commercially available technology to satisfy the coverage objective.

