GRASS VALLEY
Development Review Committee Meeting

Tuesday, April 28, 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 Web Site: 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. 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. 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, 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. 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. Medical Respite Care Facility (**26PLN-0007**) Location/APNs: 136 Glasson Way, Grass Valley, CA, 95945 (APN: 035-380-010

   Environmental Status: Exemption Section 15332, In-Fill Development Projects

   Recommendation: 1. Planning staff recommend that the Development Review Committee recommend that
   the Planning Commission approve application (26PLN-0007) which includes the request for the operation of a medical respite facility, which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 8, for approval of the project/Use Permit as presented in the Staff Report; and, c. Approve the Use Permit for the Medical Respite Facility, in accordance with the Conditions of Approval as presented in the Staff Report.

2. AT&T Telecommunication Facility (**25PLN-0011**) Location/APNs: 109 Bank Street, Grass Valley, CA 95945 (APN: 008-373-018)

   Environmental Status: Initial Study/ Mitigated Negative Declaration

   Recommendation: Staff recommends that the Development Review Committee recommend that the Planning Commission take the following actions: 1. Adopt Planning Commission Resolution 2026-01, adopting the Initial Study/Mitigated Negative Declaration, pursuant to Sections 15074 and 15097 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and 2. Adopt Planning Commission Resolution 2026-02, approving the Use Permit and Minor Development Review for the installation of a 65-foot camouflaged telecommunication facility as presented in the staff report and in accordance with the Conditions of Approval.

3. Consideration of Reinstating a Development Review Permit and Use Permit for the Dorsey Marketplace Project (26PLN-0005) Location/APNs: 200 Block of Dorsey Drive, APNs: 035-260-062, -064, -077

   Environmental Status: Addendum to the adopted EIR

Recommendation: Recommend that the Planning Commission approve application (26PLN-0005) which includes the request to re-approve the Dorsey Marketplace Project, 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. Adopt the Addendum to the previously adopted Environmental Impact Report (EIR) and Subsequent EIR for the Dorsey Marketplace project, which demonstrates that none of the conditions described in CEQA
Guidelines Section 15162 requiring a subsequent or supplemental EIR or IS/MND are present; and b. Approve the Development Review Permit for the Dorsey Marketplace Project, Alternative B, subject to findings 1-5, and Conditions of Approval,
as may be modified at the public hearing; and c. Approve the Use Permit to allow the drive-through uses associated with the
Dorsey Marketplace Project Alternative B, subject to findings 1-5, 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, April 28, 2026, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, April 24, 2026.

_____

Taylor Whittingslow, City Clerk

DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT
April 28, 2026

PROJECT SUMMARY

Application Number: 26PLN-0007
Subject: Medical Respite Care Facility
Applicant: Kevin Martin (Owner)/ Rob Wood, Millenium Planning & Engineering (Representative)
Location/APNs: 136 Glasson Way, Grass Valley, CA, 95945 (APN: 035-380-010), is located roughly 0.16± miles southwest of the East Main Street, Sierra College Drive, and Dorsey Drive intersection; directly adjacent to the Dignity Health Sierra Nevada Memorial Hospital.
Current Zoning/General Plan: Office Professional (OP) / Office Professional (OP)
Entitlements: Major Use Permit
Environmental Status: Exemption Section 15332, In-Fill Development Projects
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Development Review Committee recommend that the Planning Commission approve application (26PLN-0007) which includes the request for the operation of a medical respite facility, which includes the following actions:

   a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;

   b. Adopt the Findings of Fact, 1 through 8, for approval of the project/Use Permit as presented in the Staff Report; and,

   c. Approve the Use Permit for the Medical Respite Facility, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND

The project parcel is zoned as Office Professional (OP). The Grass Valley 2020 General Plan identifies the site as Office Professional. No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The project site falls within a non-formally adopted “medical corridor” of the community. The immediate area neighbors the Dignity Health Sierra Nevada Memorial Hospital, Western Sierra Medical

Clinic (Women's Health), Foothill Podiatry, a dermatology center and more related medical offices.

The project parcel is 0.31-acres in size. The subject property is currently developed with an existing parking lot (8 stalls) and a single building (1,900 SF). Previously, the building hosted medical offices. Primary access to the site is via commercial driveway encroachment, which connects to Glasson Way; a two-lane roadway maintained by the City. General traffic exiting the immediate area use Catherine Lane to reach Dorsey Drive to connect to East Main street or State Highway 49/Highway 20 interchange to head north or south.

Immediate neighbors to the project property are described below.
Surrounding Land Uses:

- North: A 0.15-acre property developed with a Dermatology Center.
- South: A 0.44-acre property developed with Western Sierra Medical Clinic (women's health offices).
- East: A 0.33-acre developed property with a Women's Center (women's health offices).
- West: Located across Glasson Way roadway, a 8.73-acre developed property with Dignity Health Sierra Nevada Memorial Hospital.
    - All above properties are zoned Office Professional (OP) with a General Plan designation of Office Professional (OP).

PROJECT PROPOSAL

The project consists of a Use Permit application that details a request to operate a medical respite care facility. The facility will provide temporary, short-term residential care (typically up to 90-days) in a safe and supportive environment primarily for unhoused individuals recovering from an acute illness or injury.

The facility will operate to include:

- 24-hour access to a bed, three meals a day medical.
- Medical monitoring, medication management, and transportation to clinical appointments
- Programs ranging from Coordinate Care (basic monitoring and referrals) to Comprehensive Clinical Care (intensive medical and behavioral health services on-site).
    - See provided Project Description (Attachment 4)
- Facility will have a total of 10 rooms; 9 rooms will be for patients, and one room for an office (Attachment 7).
- One patient per bedroom.
- Patient stays range from days to several weeks, dependent on circumstances.
- Focus on temporary caregiver relief.
- Goal to reduce hospital readmissions of patients and connect patients to permanent housing and social services.

Construction associated with the project will entail an interior remodel to repurpose medical offices into patient rooms/office, improving a kitchen area, bathrooms/laundry area and other work (safety standard improvements) as needed. There is no expansion of the existing footprint proposed. On the exterior of the building, new windows are proposed to address egress requirements, and the existing handrail is to remain.

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, 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: A total of 9-vehicle parking spaces exist on site and meet required parking (Attachment 5). Parking is required at 1 space per each 3 beds/patient, requiring 3 stalls total, per Table 3 – 3, Section 17.36.040 – Number of Parking Required. An ADA compliant stall will be required at time of building permit. The project has been conditioned to provide new striping for the existing stalls.

Landscape, Trash Enclosure, and Lighting: Landscape surrounding the project site exists, in the forms of a sizeable front yard, perimeter landscape areas, and a landscape area adjacent to the main building entrance. Existing landscape is made of hardscape (river rock border), shrubs, and trees (Attachment 5). No trees are proposed to be removed as part of this project. A site inspection was conducted and existing landscape within the front yard area was seen to be unkempt and hosting overgrown landscape. The project has been conditioned to remove weeds and maintain overgrowth to a tidy manner with an acceptable appearance to warrant as existing landscape. The project has been conditioned to provide landscape in the landscape area adjacent to main entry, should construction on the outside of the building impact existing shrubs. The project has also been conditioned to provide an enclosed trash enclosure. Light fixtures are required to be 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 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 medical respite 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.

The Grass Valley 2020 General Plan identifies the site as Office Professional (OP). The Office Professional (OP) General Plan designation provides for concentration of offices and large office complexes. The designation is intended to facilitate both offices and supporting activities and land uses.
The project parcel is zoned as Office Professional (OP). The intent of the OP designation is intended to accommodate office and institutional needs of the community, other related and office supporting use may be allowed, per Section 17.24.020.D – Purposes of Commercial and Industrial Zones. The proposed medical respite care facility meets the definition of Supportive Housing as defined by the California Health and Safety Code (Section 50675.14), which requires that it serve a target population of persons with disabilities or families who are homeless as further defined in the Health and Safety Code. In the OP zone, Supportive Housing is allowed with a Use Permit. 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 zoning designation allows for the proposal with approval of a Use Permit.

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 respite facility is proposed within an existing medical office 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: Sutton Way is classified as a collector and Olympia Circle is a local street. Traffic from the establishment will use the existing collector street that exists within a commercial district 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

(ambulances). The Engineering Division reviewed the 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 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 32 Categorical Exemption details projects as in-fill development meeting these conditions:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as applicable zoning designation and regulations.
   - Consistency: The property is zoned as Office Professional zone (OP), the proposed medical respite facility, is categorized as a land use category of "*Transitional/Supportive Housing"*, per Chapter 17.24 – Commercial and Industrial Zones, Table 2-10 (Commercial Land Uses and Permit Requirements). The land use is permitted in the zone with approval of a Use Permit for both defined Municipal Code land use options The Grass Valley 2020 General Plan identifies the site as Office Professional (OP). The Office Professional (OP) General Plan designation is a category, intended to facilitate both offices and supporting activities and related land uses. The project is consistent with the applicable General Plan land use designation and policies, as analyzed above, and complies with the applicable zoning designation and development regulations.

b. The proposed development occurs within City limits on a project site of no more than five-acres substantially surrounded by urban uses.
   - Consistency: The proposed project occurs within City limits on a site that 0.31-acres in size, the site falls within an informal medical corridor and is substantially surrounded by urban uses, as described in the *Surrounding Land Uses* subsection in this staff report.

c. The project site has no value as habitat for endangered, rare or threatened species.
   - The project site is a completely developed medical site within an existing informal medical corridor, surrounded by a substantial amount of urban uses. The project site has no value as habitat for endangered, rare, or threatened species, due to the site and surrounding area, being heavily trafficked, paved, and heavily used. Natural areas on/off site are man-made landscape areas.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
   - Consistency: The proposed project would not result in significant traffic impacts. Traffic associated with the project would involve employees and medical transport of patients in/out of the facility, to include social services and supporting services visits that are typical to the area. 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.

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.

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 would be minimal and comparable to existing medical offices and would not result in a substantial increase in vehicle trips or stationary emission sources.

The project would not result in significant water quality impacts. The site is fully developed and served by existing utilities and stormwater infrastructure. The project does not propose expansion of the site footprint or new impervious surface areas that would adversely affect drainage or runoff patterns. All development would comply with applicable stormwater and water quality requirements. Approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality.

e. The site can be adequately served by all required utilities and public services.
   - Consistency: The site is developed and the building is existing, the building is currently served by all required utilities and public services. The project has the ability to be served by all existing utilities and public services as well. 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.

The project was routed to internal Community Development Departments and external agencies for review and comments. Comments received have been incorporated into the project as 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 listed standard findings.

1. The Use Permit application (26PLN-0007) was received by the City on March 03, 2026.

2. The City of Grass Valley Development Review Committee reviewed the Use Permit application (26PLN-0007) at their regular meeting on April 28, 2026.

3. The City of Grass Valley Planning Commission reviewed the Use Permit application (26PLN-0007) 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. 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 32, Categorical Exemption (Section 15332, In-Fill Development Projects) 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.

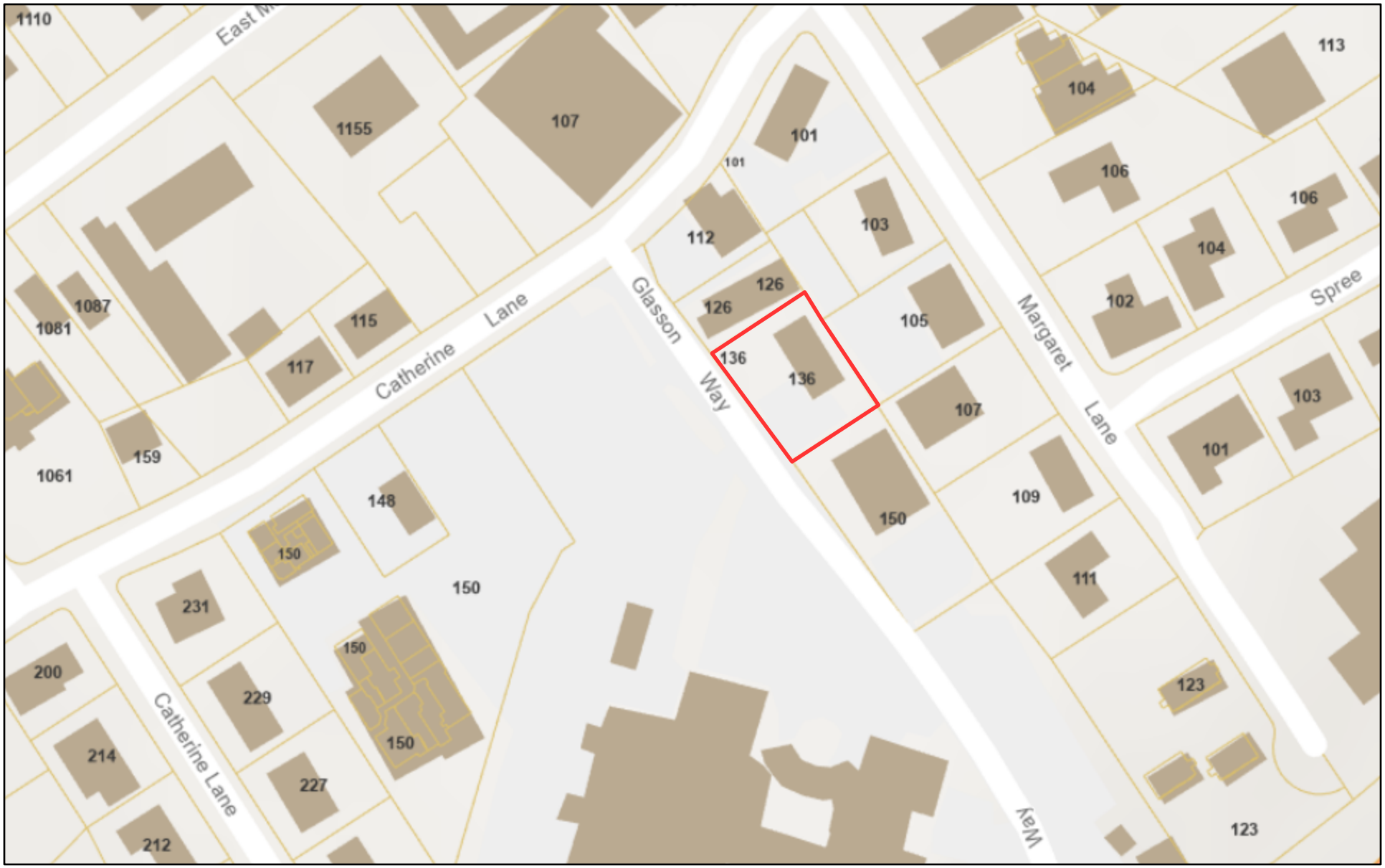
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Project Description
5. Site Plan
6. Site Inspection – Photos
7. Architectural Elevations and Floor Plan

8. Draft Conditions of Approval

136 Glasson Way

ATTACHMENT 1



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Nevada County GIS

Nevada County GIS 2025

136 Glasson Way

ATTACHMENT 2

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Nevada County GIS 2025

ATTACHMENT 3

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
[X] 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
Use Permit	$ 3,400
Total*:	$ 3,400

**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 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 1st** 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: Millennium Planning & Engineering	**Name:** Kevin Martin
Address: 159 S. Auburn Street	**Address:** 10566 Combie Road, #6240
Grass Valley, CA 95945	Auburn, CA 95602
Phone: 530-446-6765	**Phone:** 530-488-8511
E-mail: rob@millpe.com	**E-mail:** kpmartin@sbcglobal.net

Architect	Engineer
Name: William Checkvala	**Name:** Same as Applicants Representative
Address:	**Address:**
Phone: ( )	**Phone: ( )**
E-mail:	**E-mail:**

1. **Project Information**
   a. Project Name Atwood-Martin Medical Building

   b. Project Address 136 Glasson Way, Grass Valley

   c. Assessor's Parcel No(s) 035-380-010
   (include APN page(s))

   d. Lot Size 0.31 acres (~13,500 sq. ft.)

2. **Project Description** See attached Project Description

3. **General Plan Land Use:** Office/Professional

4. **Zoning District:** Office/Professional (OP)

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 x__

   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 16th 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 15th 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):	

MILLENNIUM
PLANNING & ENGINEERING
471 Sutton Way, Suite 210
Grass Valley, CA 95945
530-446-6765
www.millenniumpe.com

Project Description
136 Glasson Way
Use Permit

Site Information

Site Address: 136 Glasson Way, Grass Valley

Assessor's Parcel Number (APN): 035-380-010

Project Area: 0.31 Acres (~13,500 sq. ft.)

General Plan: Office/Professional

Zoning: OP

Water: City of Grass Valley

Sewer: City of Grass Valley

Project Description

The project involves the adaptive reuse and minor interior alterations of an existing former medical office building into a Recuperative Care (Medical Respite) facility combined with transitional and supportive housing.

A Respite Care Facility provides temporary, short-term residential care (typically for up to 90 days) in a safe, supportive environment primarily for unhoused individuals recovering from an acute illness or injury:

- **Services Provided:** 24-hour access to a bed, three meals a day, medical monitoring, medication management, and transportation to clinical appointments.
- **Care Models:** Programs range from Coordinate Care (basic monitoring and referrals) to Comprehensive Clinical Care (intensive on-site medical and behavioral health services).
- **Goal:** To reduce hospital readmissions and emergency department visits while connecting individuals to permanent housing and social services.

Stays in such facilities can range from days to several weeks (and in some cases longer), depending on individual circumstances, and differ from permanent long-term care by focusing on temporary caregiver relief rather than indefinite residency.

The existing single-story building is approximately 1900 sq. ft. in size. The building's existing interior layout will be repurposed through non-structural modifications (such as converting exam rooms into 9 private or semi-private resident rooms and 1 office, updating finishes, and ensuring compliance with applicable accessibility and safety standards for residential care settings). No

major exterior alterations, additions, or expansions of the building footprint are proposed, preserving the structure's original size, configuration, and site usage.

The property is currently zoned OP (Office Professional), a designation that permits professional offices, medical clinics, and related institutional uses. The proposed use as a Respite Care Facility and transitional/supportive housing is allowed within the OP zoning district, subject to approval of a Use Permit.

This project qualifies for a categorical exemption from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities). The exemption applies to the operation, leasing, licensing, or minor alteration of existing structures and facilities involving negligible or no expansion of the existing or former use. Here, the project entails interior repurposing of an existing medical office building with no significant physical expansion, no change to the building envelope or site footprint, and a use that maintains a similar scale and intensity. No exceptions to the categorical exemption (such as significant environmental effects, unusual circumstances, location in a sensitive area, or impacts to historical resources) are anticipated to apply.

The existing parking lot can accommodate up to 12-13 parking spaces of sufficient size and backout. Based on the number of rooms and employees, there is an estimated minimum need for 7 parking spaces.

The facility will emphasize a supportive environment tailored to ambulatory adults in need of temporary housing stability or caregiver respite. This adaptive reuse promotes efficient use of existing infrastructure, addresses community needs for transitional and respite options, and minimizes environmental impacts through reuse rather than new construction.

ATTACHMENT 5

SITE PLAN FOR:

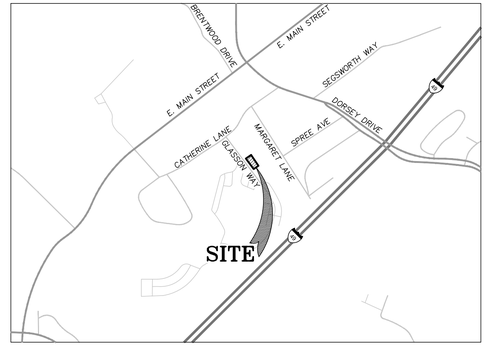
ATWOOD-MARTIN MEDICAL BUILDING

GRASS VALLEY, CALIFORNIA

FEBRUARY, 2026

SITE PLAN

SCALE 1"=10'



VICINITY MAP

NOT TO SCALE

LEGEND	
	PROPERTY LINE
	EXISTING CONCRETE

PROJECT INFORMATION

OWNER

KEVIN MARTIN
11840 STREETER ROAD
AUBURN, CA 95602

PROPERTY ADDRESS

136 GLASSON WAY
GRASS VALLEY, CA 95945

MAP PREPARED BY

MILLENNIUM PLANNING & ENGINEERING
159 SOUTH AUBURN STREET
GRASS VALLEY, CA 95945
(530) 446-6765
CONTACT: MICHELLE LAYSHOT, P.E.

ASSESSOR'S PARCEL NUMBER

035-380-010

ZONING

OP GVCity

LOT AREA

0.31 ACRES

MILLENNIUM
PLANNING ENGINEERING SURVEYING
159 SOUTH AUBURN STREET, GRASS VALLEY, CA 95945 (530) 446-6765

REV.	DESCRIPTION	DATE

ATWOOD-MARTIN MEDICAL BUILDING
136 GLASSON WAY
GRASS VALLEY, CA 95945

USE PERMIT

DESIGNED BY: DEC

DRAWN BY: DEC

PROJECT NO.: 25-1211

DATE: JANUARY, 2026

SHEET NUMBER:

C1.0

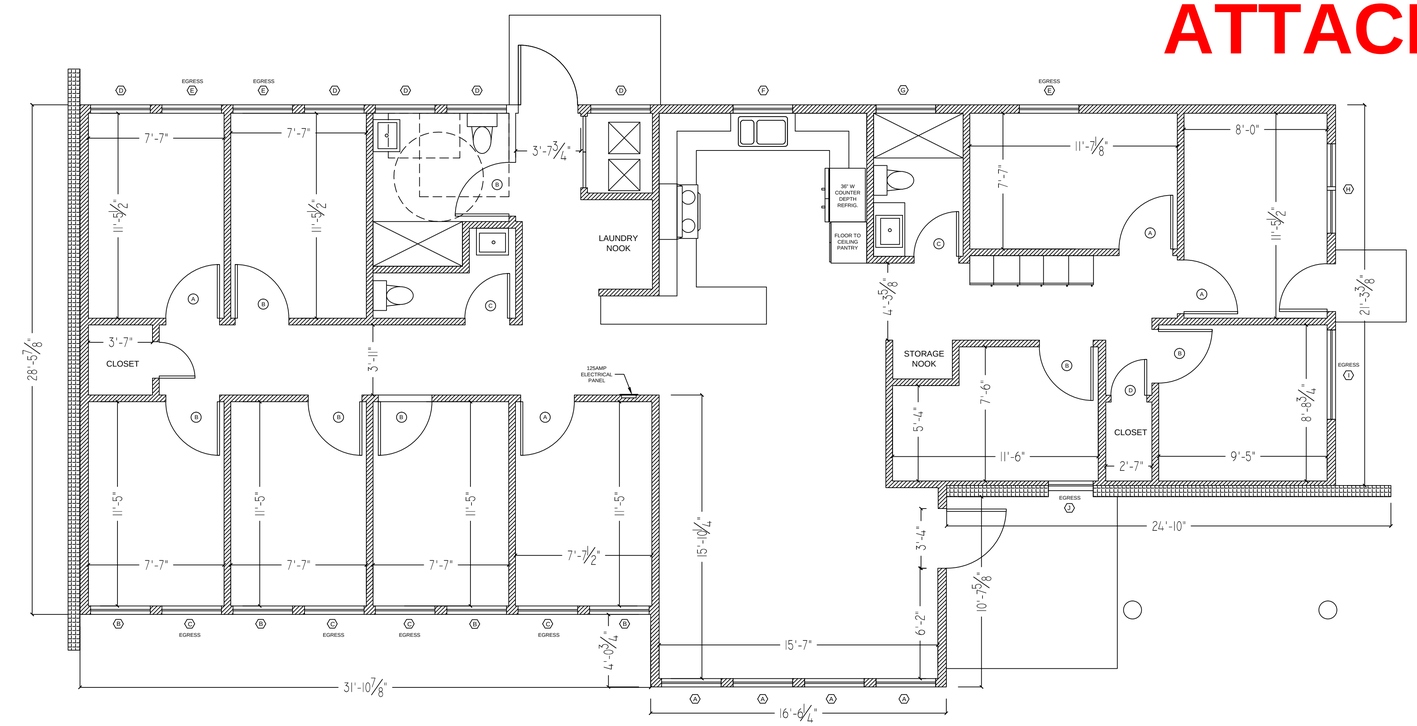
Site Inspection Photos

Image 1 – Front of Existing Building and Parking Lot

Image 2 – Existing Landscape Planter (Building Front)

Image 3 – Existing Landscape Area (Front of Existing Building)

ATTACHMENT 7

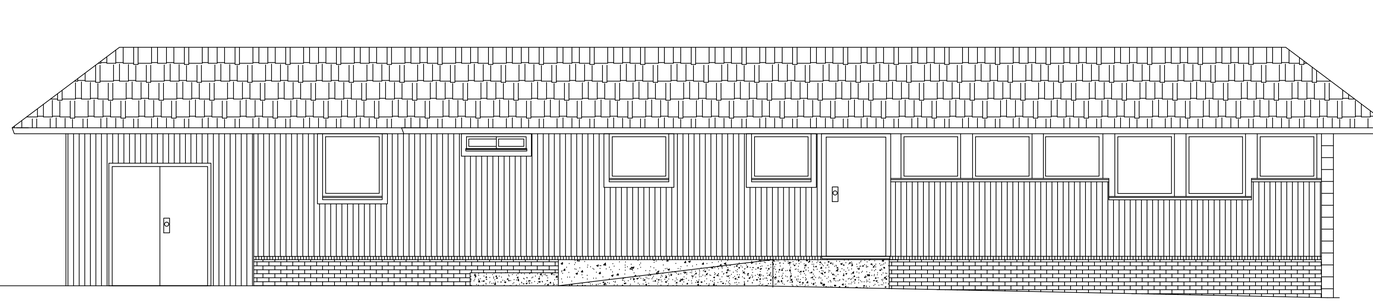


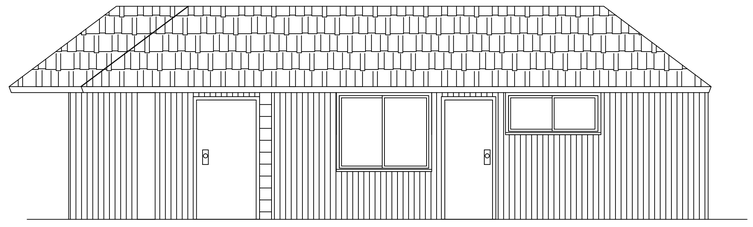
WINDOW SCHEDULE

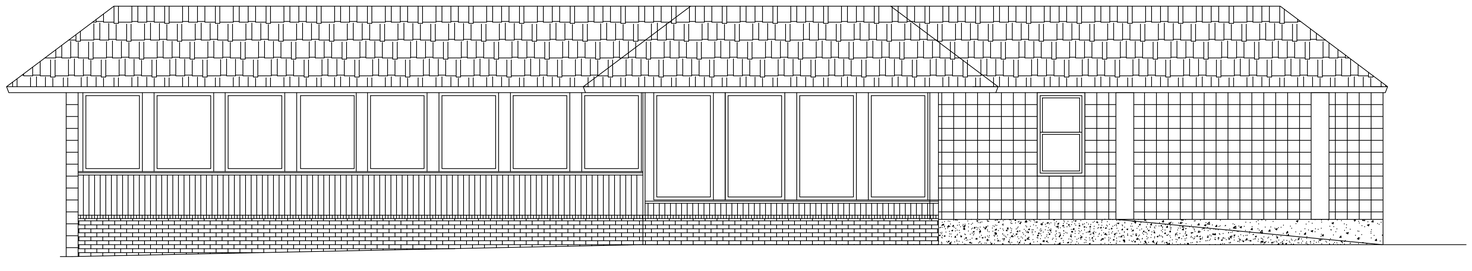
SYMBOL	QUANTITY	UNIT SIZE	TYPE	CONSTRUCTION	NOTES
A	4	3'-4" x 6'-0"	FIXED	VINYL	
B	4	3'-4" x 4'-4"	FIXED	VINYL	
C	4	3'-6" x 4'-4"	CASEMENT	VINYL	2 - HINGED RIGHT, 2 - HINGED LEFT
D	5	3'-4" x 2'-0"	FIXED	VINYL	2 W/OBSCURE GLASS FOR PRIVACY [BATHROOM]
E	3	3'-4" x 3'-6"	CASEMENT	VINYL	2 - HINGED RIGHT, 1 - HINGED LEFT
F	1	3'-4" x 2'-0"	AWNING`	VINYL	
G	1	3'-4" x 1'-0"	SLIDER	VINYL	OBSCURE GLASS FOR PRIVACY [BATHROOM]
H	1	5'-0" x 3'-6"	SLIDER	VINYL	
I	1	5'-0" x 2'-0"	SLIDER	VINYL	
J	1	2'-8" x 4'-0"	DOUBLE HUNG	VINYL	OBSCURE GLASS?

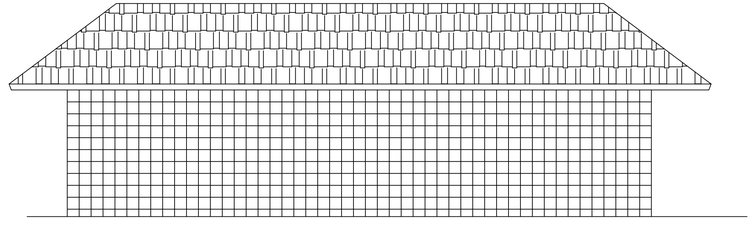
DOOR SCHEDULE

NUMBER	QUANTITY	UNIT SIZE	TYPE	THICKNESS	CONSTRUCTION	NOTES
A	4	3'-0" x 6'-8"	HINGED	1 ¾"	HOLLOW CORE	INTERIOR w /HARDWARE, SLAB, IN-SWING, HINGED RIGHT
B	7	3'-0" x 6'-8"	HINGED	1 ¾"	HOLLOW CORE	INTERIOR w /HARDWARE, SLAB, IN-SWING, HINGED LEFT
C	2	2'-6" x 6'-8"	HINGED	1 ¾"	HOLLOW CORE	INTERIOR w /HARDWARE, SLAB, IN-SWING, HINGED RIGHT
D	1	2'-0" x 6'-8"	HINGED	1 ¾"	HOLLOW CORE	INTERIOR w /HARDWARE, SLAB, OUT-SWING, HINGED LEFT
E	1pr.	2'-0" x 6'-8"	BI-FOLD	1½"	HOLLOW CORE	INTERIOR w /HARDWARE, SLAB, 1 SET OF 2 - 2'-6" BI-FOLDS









FLOOR PLAN & ELEVATIONS

SCALE: ¼" = 1'

PROJECT: ATWOOD-MARTIN MEDICAL BLDG.		
MARKHAM/ CHECKVALA DESIGN		
DATE: 1/19/2026	DRAWN BY: BC	DRAWING NUMBER: A1.1
SCALE: 1/4" = 1'	REVISED:	

ATTACHMENT 8

DRAFT CONDITIONS OF APPROVAL

Application Number:	26PLN-0007
Applicant:	Kevin Martin (Owner)/ Rob Wood, Millenium Planning & Engineering (Representative)
Location/APNs:	136 Glasson Way, Grass Valley, CA, 95945 (APN: 035-380-010)
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 will be based on number and type of residents. New occupancy will determine Building Code requirements.

FIRE MARSHAL

1. Occupancy classification hall be determined by the Building Official prior to Fire review. Be advised, occupancy classification may trigger sprinkler and alarm

requirements, as well as other egress/access requirements. Sprinkler and alarm systems must be deferred submittals. To include:

- Smoke alarms in every bedroom and outside of sleeping areas on each level.
- Carbon monoxide alarms outside of sleeping areas on each level.
- Smoke/carbon monoxide alarms, installed per CA Fire Code. Preference for hard-wired with battery backup and 10-year old sealed batteries, if construction allows.
- Minimum 5-lb Type 2-A:10-B:C near kitchen and at least one on every level.
- Annual professional inspection and servicing for extinguishers.
- Adequate address signage and access
- Safe means of egress.
- Portable fire extinguishers required
- Defensible space (if presence of wildfire risk)
- Posted emergency information and evacuation plan.
- Local contact availability (24/7).
- Operational safety (no unapproved open flames). Fire pit and BBQ are exceptions, however, not on patio or porches without fire sprinklers.

PLANNING DIVISION

1. Owner/operator shall remove weeds, maintain overgrowth, and bring front yard landscape up to an acceptable appearance to warrant justification of satisfactory existing landscape for the new facility. If this is not able to be complied with, a landscape plan meeting requirements of Chapter 17.34 – Landscaping Standards shall be provided. Inspection of improved landscape shall occur prior to building permit final inspection sign-off/approval. Please contact Planning staff to schedule once completed.

2. Existing landscape within front entrance of building shall be maintained. Should landscape be impacted from construction, owner/operator shall provide new landscape to ensure acceptable landscape is provided. Confirmation of maintained landscape will be conducted with inspection that is detailed above.

3. A trash enclosure designed to meet specifications of Section 17.30.090 - Solid Waste/Recyclable Materials Storage, shall be provided on future building permit plans.

4. Prior to building permit final inspection sign-off/approval, owner/operator shall provide confirmation that the facility has been reviewed and licensed by the appropriate State agency to Planning staff. The Planning Division defers to the licensing and oversight agency, the CA Department of Social Services.

5. Prior to building permit final inspection sign-off/approval, owner/operator shall provide confirmation that the facility has satisfied the Nevada County Environmental Health Department Condition of Approval (#1) to Planning staff.

6. Backyard patio shall be improved to the extent feasible for use by temporary residents; improved concrete, addition of patio furniture, etc. Backyard area landscape shall be improved; maintained, weeded, etc.

7. Existing parking stalls shall be re-striped at time of building permit.

ENGINEERING DIVISION

1. Sewer impact fees will apply due to the increase caused by the change in use (change to a 24/7 facility rather than a 40-hour work week facility).

NEVADA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

1. Prior to building permit final inspection sign-off/approval, provide confirmation that all food preparation, storage, and service activities are reviewed and approved by the appropriate agency. Environmental Health defers to the licensing and oversight agency the CA Department of Social Services, regarding regulation of food-related activities within this facility.

NEVADA IRRIGATION DISTRICT (NID)

1. NID will require a Water Demand Analysis (WDA) to determine if existing meter and RP (backflow) device are adequately sized. If upsizing is required, costs will be owner responsibility. Parcel has an existing ¾-inch domestic meter and ¾-inch RP device.

2. As the site disturbance is less than an acre, a formal Asbestos Dust Mitigation Plan (ADMP) is not required. However, the following measures are mandatory, per *Section 93105 of Title 17 of the California Code of Regulations*:
   - "(e) Requirements for Construction and Grading Operations."
   - "(1) Areas of one acre or less meeting the criteria… No person shall engage in any construction or grading operation on property where the area to be disturbed is one (1.0) acre or less unless all of the following dust mitigation measures are initiated at the start and maintained throughout the duration of the activity:"
     a. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;
     b. Prior to any ground disturbance, sufficient water must be applied to the area to be disturbed to prevent visible emissions from crossing the property line;
     c. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
     d. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
     e. Equipment must be washed down before moving from the property onto a paved public road; and
     f. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

3. The possibility of Naturally Occurring Asbestos (NOA) further indicates:
   - There may be OSHA requirements for employee safety, throughout

improvements, landscaping, and final use phases. Please contact Cal OSHA for additional information on personal protective equipment and signage requirements. The Consultation Office can be reached at (800) 963-9424.

- There are compulsory tracking requirements if any soil is removed from the site.
- If dust or asbestos exposure appears to be an issue at any time, air monitoring may be required.
- Also note that under regulations of the California Department of Real Estate, the presence of environmental hazards, including asbestos, must be disclosed by a property seller during any future real estate transactions.

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT April 28, 2026

PROJECT SUMMARY

Application Number: 25PLN-0011
Subject: AT&T Telecommunication Facility
Applicant: Nick Tagas, 51 Wireless – On behalf of AT&T (Applicant/Representative)/Nick Hayhurst (Property Owner)

Location/APNs: 109 Bank Street, Grass Valley, CA 95945 (APN: 008-373-018), located on the south side of Bank Street and immediately adjacent to the west of the Bank Street/Tinloy Street intersection. Located 550-feet northeast of the Safeway shopping center. Located on the west side of State Highway 49/20.
Current Zoning/General Plan: Town Core (TC) / Commercial (C)
Entitlements: Use Permit and Minor Development Review
Environmental Status: Initial Study/ Mitigated Negative Declaration
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

Staff recommends that the Development Review Committee recommend that the Planning Commission take the following actions:

1. Adopt Planning Commission Resolution 2026-01, adopting the Initial Study/Mitigated Negative Declaration, pursuant to Sections 15074 and 15097 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and

2. Adopt Planning Commission Resolution 2026-02, approving the Use Permit and Minor Development Review for the installation of a 65-foot camouflaged telecommunication facility as presented in the staff report and in accordance with the Conditions of Approval.

BACKGROUND

The project parcel is zoned as Town Core (TC). The Grass Valley 2020 General Plan identifies the site as Commercial (C). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site.

The project parcel is 2.49-acres in size. The proposed lease area is to be within a currently developed parking lot of an existing multi-story commercial hotel (Gold Miners Inn) and additional ground level commercial tenants. The property is developed with a large, paved parking lot making up a majority of the parcel, which includes downcast lighting for parking lot use. There is an existing accessory building, a small tuff shed, used for hotel storage

use within the parking lot. The property is bordered and interspersed with parking lot landscape; shrubs, low-maintenance native vegetation, and trees. Two commercial driveway access points exist on site for ingress/egress off Bank Street, a City maintained road. The project parcel is served by public water and sewer. Directly northeast of the project parcel, approximately 66-feet, is a portion of Wolf Creek. Wolf Creek flows north to south, the creek then runs through existing culverts underground before navigating to the Wolf Creek South Fork. The Wolf Creek South Fork is located 250-feet southeast from the project parcel. The proposed project area is on the street level while the Wolf Creek is below the street surface and flows through a box culvert.

Adjacent directly east of the project parcel is Tinloy Street, directly east of Tinloy Street is State Highway 49/20 which runs overhead a portion of Grass Valley. CalTrans confirmed the adjacent State Highway 49/20 is approximately 23-feet in vertical height.

The project site is located within the City's adopted 1872 Historic Townsite. Within the townsite, the project site falls within the City of Grass Valley downtown area. The project property is immediately adjacent to the City's adopted "Historic Combining District"/zone, the historic downtown that is within the vicinity. There is no historic overlay on the project property and there is no historical significance related to existing structures on site. Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: Directly north of the project parcel is an existing commercial restaurant on one parcel and an existing dentist office on one parcel.
  - Zoned Town Core (TC), with a General Plan designation of Commercial (C), and is a part of the City's adopted Historic Combining District.
- South: Directly south of the project parcel is the Neal Street and South Auburn Street junction point that intersects with Tinloy Street, directly below State Highway 49/20.
  No zoning/general plan designation; roads are city maintained roadways.
- West: Nine parcels abut the eastern property line. Amongst the neighboring parcels exists a gas station, a restaurant, a dry cleaner facility, a commercial gym, professional service offices and an investment/banking institution.
  - Zoned Town Core (TC) with a General Plan designation of Commercial (C).
- East: Directly adjacent is Tinloy street and the overhead State Highway 20/49
  - No zoning/general plan designation; roads are City-maintained roadways.

In February 2023, the applicant applied for a Use Permit (23PLN-0003) to locate a wireless telecommunications facility on the roof of the Masonic Lodge at 126 South Auburn Street. Historic Commission still concluded that the presence of the structures on the roof of the building would alter the historical character of this Priority 1 structure in the city's historical inventory and recommended the applicant seek another location. The Gold Miners Inn property was sought for a roof top located wireless telecommunications facility as well. The Planning Commission approved the roof-top location at their meeting April 16, 2024 (23PLN-0043), but ultimately, the applicant determined the building was structurally incapable of supporting the facility.

PROJECT PROPOSAL

The project consists of a Major Use Permit application that details a request to construct a wireless telecommunications facility camouflaged as a clock tower within the existing hotel parking lot. The facility is to be unmanned with occasional maintenance trips for service on the facility.

While the applicant proposes an approximately 73-foot tall (to top antennas), to be encased in a clock tower camouflage that creates a total height of 81-feet and 2-inches (to top of tower) for consideration, Planning staff recommends approval of a reduced height of 65-feet (to top of antennas) to better align with surrounding development scale and visual character, and which appears to meet basic coverage needs of the applicant.

The wireless telecommunication facility includes:

- (441 SF) ground-level lease area (project area) within the parking lot.
- The clock tower is to be comprised of multiple levels; the ground level, the first level, the second level, and the third level.
    - Ground level: Floor area is comprised of two parking spaces and the four footings of the tower, which will be camouflaged as brick columns.
    - First level/ “equipment level”: Consists of tower equipment, battery cabinets are stored here with fiber cables running up conduits to reach the above levels.
    - Second level/ “landing platform”: An access level with fiber cables running vertically.
    - Third level/ “antenna level”: due to the housing of tower antennas.
    - Screened equipment cabinets and utility connections within proposed clock tower.
- Utilization of the existing hotel emergency standby generator, to include back up camlock generator within lease area.
- Antenna arrays concealed within the upper portion of the clock tower.
- Design Features: Exterior architectural features designed to resemble a traditional clock tower, including:
    - Sloped roof form
    - Decorative façade elements
    - Operable/non-illuminated clock face
    - Two styled types of faux windows for interest (arched and rectangular)
    - Horizontal X-pattern lattice detailing resembling a balcony
    - Designed with the 1872 Historic Townsite Guidelines
    - Design guidance from Julie V. Brooks, Grass Valley Museum and Cultural Center
    - Proposed design may be viewed on Project Plans (Attachment 7); from Application Submittal 4 (14 Pages).
    - Tower photo simulations may be viewed on Attachment 8

Electromagnetic Energy & Radiofrequency:

The Federal Communications Commission (FCC) is the government agency responsible for the authorization and licensing of facilities such as cellular towers that generate RF radiation. Radiofrequency (RF) radiation emanates from antenna on cellular towers and

is generated by the movement of electrical charges in the antenna. The energy levels it generates are not great enough to ionize, or break down, atoms and molecules, so it is known as "non-ionizing" radiation. It should be noted that Section 704 of the Telecommunications Act of 1996 states that, "*No State or local government* or instrumentality thereof may regulate the *placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions* to the extent that such facilities comply with the Commission's regulations concerning such emissions". An Electromagnetic Energy & Radiofrequency (EME-RF) Report was submitted as part of the application (Attachment 12).

- Maximum Permissible Exposure (MPE) is the maximum exposure of Radio Frequency (RF) radiation allowed by the FCC for people; 100% is the limit and anything below 100% is compliant. Pursuant to federal law, the City's review of RF emissions is limited to compliance with FCC standards.
  - From ground level, exposure is 11.96% of the limit (MPE); 88% below the maximum allowed.
  - From the adjacent hotel upper roof, exposure is 8.563% of the limit (MPE); ~91% below the maximum allowed.
  - Various levels of exposure may be viewed on Page 8 of (Attachment 12).

Fire and Flood Protection:
The majority of the project parcel is not within a fire severity zone; Only a portion of the northeast corner falls within a "moderate fire hazard severity area", as designated by Cal-Fire. The property is considered to be within a Local Responsibility Area. There is typical parking lot landscape (shade trees/shrubs) near the project area, the project proposal does not include a standby generator at this time. The City of Grass Valley Fire Marshal reviewed the project and provided Conditions of Approval (COA) about the construction and operation of the telecommunication tower that have been incorporated into this project (Attachment 13).

- Fire COA #3 requires non-combustible 2-hour rated exterior walls, fire resistive enclosed eaves, class "A" roofs with edge protection, and fire-rated protected openings. As a pre-cautionary measure.
- Fire COA #5 requires a minimum 30-foot fuel modification/defensible space around the project lease area.
- Fire COA #6 regulates any emergency/uninterrupted power supplies to be in accordance with the National Fire Protection Association standards.
- Fire COA #7 requires local approval of Fire Protection Systems and Equipment.

There is a Federal Emergency Mandate Agency (FEMA) designated Flood Zone on the project parcel, "Zone X"; "0.2 Annual Flood Chance Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. For development to occur, a flood elevation certificate stating the lowest finished floor elevation is over the 1-foot flood hazard level, per Condition of Approval.

Access: Access to the site is via two commercial driveway encroachments along Bank Street and internal circulation. No new access points are proposed. No significant traffic

is anticipated due to the facility. Typical construction traffic is temporary, and the operational phase of the facility will include maintenance technicians visiting the site, 1-5 times a year or as needed.

Parking: A total of 149-vehicle parking spaces are existing on site in conjunction with the building. Of the existing parking spaces, a total of two parking spaces will be replaced with the proposed (441 SF) lease area. The ground floor of the lease area is to remain as two compact parking spaces. Remaining parking meets the required minimum for the developed project property.

Landscape and Lighting: Typical parking lot landscape fingers and perimeter areas surround the project parcel; a landscaped area is directly northwest and to the east of the project area. The area is comprised of parking lot shade trees and shrubs. Removal of any vegetation within 30-feet of the facility is required, per Fire Marshal review.

Utilities: The City of Grass Valley currently provides water/wastewater services to the developed project property. Electricity provider is 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 wireless facility meets required standards of Chapter 17.46 – Telecommunications Facilities. The subject telecommunications facility is allowed subject to approval of a Major Use Permit.

The project parcel is zoned as Town Core (TC). The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. Per Section 17.21.030 – Purposes of the Traditional Community Development Zones, the primary intent of the TC designation is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The secondary intent is to establish secondary mixed-use, pedestrian oriented centers within large, regional districts that are likely to redevelop in the mid and long term.

Per Section 17.21.040 – Town Core Standards, the maximum height of a structure in the TC zone is 45-feet. The proposed height exceptions are permitted where necessary to meet operational requirements (Section 17.46.060 – Facility Design and Standards). Required Findings of Approval (#1), requires the hearing body to make the following finding to approve the Use Permit; "The height of the tower is no taller than necessary to meet the technical requirements of the proposed wireless communication system". Application items such as Alternative Site Analysis and Coverage Maps may be referenced to justify the proposed height. The proposed wireless facility is approximately 73-feet tall (to top antennas), to be encased in a clock tower camouflage that creates a total height of 81-feet and 2-inches (to top of clock tower roof point). Planning staff recommends the consideration of approval for the tower at a height of 65-feet, for which the applicant provided coverage maps. Planning staff recommends the height of 65-feet

based on a marginal difference in anticipated coverage between the proposed and recommended height of 65-feet. Provided Coverage Maps detail clock tower coverage at 65-feet and 70-feet in height (Attachment 9).

Section 17.46.060.A.b also requires "A ground-mounted communication facility (including towers and antennas) [to] be located as far as possible from all property boundaries and set back from the property line at a ratio of one and one-half horizontal feet for every one foot of height, where feasible. The wireless facility/clock tower is a total of ~81-feet in height, the required setback is 121.5-feet (81' x 1.5' = 121.5'). The Municipal Code allows for a setback reduction for a tower by a minimum of 25-feet from property lines (17.46.060.A.c), the tower has a proposed setback of 45-feet. Planning/City staff provided a list of alternative sites that could be considered for the facility to the applicant, the applicant and team provided a response as to why these sites did not work (Attachment 11).

The project supports and is consistent with goals and objectives of the City of 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.

- Safety Goal (1-SG): Reduce the potential risk of death, injury property damage, and economic/social dislocation resulting from hazards
  - Safety Objective (1-SO): Assurance of a high level of protection from geologic and seismic hazards for all residents, structures and vital services.
  - Consistency: The project will require the issuance of a building permit and will be designed/reviewed and constructed in compliance with applicable current State Building/Fire Code regulations - assuring structural safety, and Federal Communication Commission (FCC) regulations – electromagnetic energy and radio frequency levels (Attachment 12), are safe at ground and vertical height levels. Local regulation through the Nevada County Environmental Health Dept. for oversight on the hazardous material amounts associated with the facility (lithium-ion batteries) was deemed to be less than threshold amounts and the requirement of Certified Unified Program Agency (CUPA) are non-applicable (Attachment 6).

- Land Use Policy (32-LUP): Encourage development of state-of-the-art telecommunications infrastructure to attract new employers and serve the needs of the telecommuter.
  - Consistency: The proposed telecommunications facility supports General Plan Policy 32-LUP, which encourages the development of modern telecommunications infrastructure to attract employers and provide improved service to local employers/remote employees to work from home.

Further consistency with the General Plan is required, with respect to aesthetics and reflection of City character, to be determined by the hearing authority. Scenic views may consist of natural features or notable structures, the City of Grass Valley 2020 General

Plan – Chapter 2, Vision Statement, calls out the high aesthetic priority of "entryways to and highway corridors through town" (PDF Page 17). The project site is located within the City's 1872 Historic Townsite, adjacent to the City's historic downtown district, and within an area identified in the General Plan as part of a "scenic corridor"; associated with the adjacent State Highway 49/20 (General Plan, PDF page 87). The City has *locally* identified this adjacent highway corridor for scenic consideration. The adjacent highway is *not a State* designated as a scenic highway.

Section 17.72.060 – Use Permits and Minor Use Permits and 17.46.040 – Permit Requirements, of the Municipal Code requires the Planning Commission to make specific findings before it acts on a use permit. The Findings are contained in the Findings Section below.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND), was prepared to examine potential areas of impact resultant from this project (Attachment 15). The project was routed internally and externally for agency review and comments. Comments received have been incorporated into the project as Conditions of Approval and/or Mitigation Measures. A "Public Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing" were mailed to property owners within a 300-foot radius of the site and published within The Union newspaper, per State statute. A 30-day review/public comment period on the draft Initial Study/ Mitigated Negative Declaration began on April 16, 2026 through May 18, 2026 (State Clearing House Number: 2026040727). Tribal consultation on the discretionary project was conducted. At the time this staff report was published (4/22/2026), *no comments have been received*. A "Notice of Public Hearing" for the project and future Planning Commission hearing (meeting date of: 5/19/2026) was prepared and posted pursuant to the CEQA Guidelines and State law; Public Notice (public comment period) posting dates of 5/5/2026 – 5/14/2026. The Notice of Public Hearing were mailed to property owners within a 300-foot radius of the site and published within The Union newspaper. At the time this staff report was published (4/22/2026), *no comments have been received*.

Based on the analysis contained in the draft Initial Study/Mitigated Negative Declaration (Attachment 15), the proposed project would result in less-than-significant impacts with mitigation incorporated for select environmental resource areas. **Mitigation Measures 3A, 4A, 5A, 9A, 10A, 13A, 18A, and 19A** have been identified and are required to reduce potential impacts to a level that is less than significant, per Mitigation Monitoring and Reporting Program (Attachment 14).

- **Measure 3A** requires the reduction of construction equipment idling time with he intention to reduce emissions.
- **Measure 4A** requires professionally prepared construction plans to assess associated tower footings and potential impact to Wolf Creek and/or local culverts.
- **Measure 5A** requires consultation should cultural materials be discovered during construction.
- **Measure 9A** requires hazard warning signage to advise the general public the facility.

- **Measure 10A** reiterates the need for engineered construction plans as well as a Flood Elevation Certificate, per Federal Emergency Management Agency (FEMA).
- **Measure 11A** requires potential noise associated with the facility will be subject to City noise standards, (Chapter 8.28 - Noise). Measure 18A
- **Measure 18A** requires construction work to halt if a cultural discovery is made.
- **Measure 19A** requires appropriate disposal of any hazardous waste and vegetation.
- The project site is a completely developed commercial site within an existing commercial corridor, surrounded by a substantial amount of urban uses. The project site has no value as habitat for endangered, rare, or threatened species.
- The proposed project would not result in significant traffic impacts as operational traffic from the facility will consist of occasional maintenance trips. The project site is served by existing public roadways and is developed with existing internal circulation.
- Anticipated effects to air quality, associated with anticipated traffic, are deemed as negligible in that 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 would be negligible due to operational traffic levels.
- The site is fully developed and served by existing utilities and stormwater infrastructure. The project does not propose expansion of the site footprint or new impervious surface areas that would adversely affect drainage or runoff patterns. All development would comply with applicable stormwater and water quality requirements.

FINDINGS

The proposed project meets the required findings of 17.46.040 – Permit Requirements , Section 17.72.060.F – Use Permits and Minor Use Permits, and Section 17.72.030 – Development Review Permits, to include listed standard findings.

1. The Use Permit and Minor Development Review application (25PLN-0011) was received by the City of Grass Valley on March 26, 2025 and paid on April 07, 2025.

2. The City of Grass Valley Development Review Committee reviewed the Use Permit and Minor Development Application (25PLN-0011) at their regular meeting on April 28, 2026.

3. The City of Grass Valley Planning Commission reviewed the Use Permit and Minor Development Review application (25PLN-0011) at their regular meeting on May 19, 2026.

The proposed project meets the required findings (4 – 8) of Section 17.46.040 – Permit Requirements, for the proposed Telecommunication Facility:

4. The height of the tower is no taller than necessary to meet the technical requirements of the proposed wireless communication system;

- The proposed telecommunications facility, as recommended by Planning staff at a height of 65 feet, is no taller than necessary to meet the technical requirements of the wireless telecommunication facility. Submitted coverage maps and demonstrate that the reduced height provides sufficient coverage to address the identified service gap in the area, while minimizing visual impacts. The recommended reduction from the applicant's proposed height reflects a balance between operational needs and compatibility with the surrounding built environment.

5. The applicant has agreed to accept proposals from future applicants to collocate at the approved site;
   - The applicant has indicated that the facility will be designed to accommodate future collocation opportunities, consistent with industry standards and City requirements. Collocation reduces the need for additional telecommunication facilities within the community and supports efficient use of infrastructure.

6. The project as proposed is necessary for the provision of an efficient wireless communication system;
   - The project is necessary to improve wireless service coverage and network reliability within the surrounding area. The facility is intended to address an identified gap in service and enhance connectivity for residents, businesses, and emergency communications. The recommended 65-foot height allows the facility to function effectively while reducing potential visual impacts.

7. The communication facility will not adversely impact the character and aesthetics of any public right-of-way; and
   - The facility is designed as a camouflaged clock tower incorporating architectural features intended to reflect the character of the surrounding area and the City's historic context. With the recommended reduction in height to 65-feet, the facility is more proportionate to existing nearby structures and reduces visual prominence from public viewpoints, including adjacent roadways. Design review through the Development Review Committee and Planning Commission ensures that the final design is compatible with the visual character of the area.

8. The communication facility complies with all applicable requirements of this chapter.
   - The proposed telecommunications facility, as conditioned, complies with the applicable development standards of Chapter 17.46 of the Municipal Code. Where strict compliance is not feasible, such as setback requirements on a fully developed site, the project satisfies the intent of the code through site design, placement, and architectural camouflage. The recommended height reduction further supports consistency with applicable standards.

The proposed project meets the required findings (9 – 11) of Section 17.72.060 – Use Permits and Minor Use Permits, for the Use Permit application:

9. The proposed project is consistent with the general plan and any applicable specific plan;
    - The project is consistent with the Grass Valley 2020 General Plan, including Land Use Policy 32-LUP, which encourages development of modern telecommunications infrastructure to support economic development and telecommuting. The facility also aligns with safety goals by supporting reliable communication systems. The recommended 65-foot height helps ensure visual compatibility with existing development in the surrounding area while maintaining functionality.

10. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
    - Telecommunications facilities are permitted within the Town Core (TC) zone subject to approval of a Use Permit. The project, as conditioned and with the recommended height of 65 feet, complies with applicable provisions of the Municipal Code, including Chapter 17.46, and meets the intent of development standards.

11. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.
    - The project has been designed to incorporate a clock tower façade designed with architectural features consistent with the 1872 Historic Townsite Design Guidelines, additional guidance from a local historian, and the existing hotel building, intended to reduce visual impacts. The recommended reduction in height improves proportionality with nearby development and supports compliance with applicable design guidelines and review standards.

The proposed project meets the required findings (12 – 14) of Section 17.72.030 – Development Review Permits, for the Minor Development Review application:

12. The proposed project is consistent with the general plan and any applicable specific plan;
    - The proposed project is consistent with the Grass Valley 2020 General Plan, to include policies supporting infrastructure development and community safety. The recommended 65-foot height ensures the project remains compatible with surrounding development while meeting operational needs.

13. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code;
    - The project is permitted within the Town Core (TC) zone subject to discretionary/Use Permit approval and complies with applicable Municipal Code provisions, including development standards and telecommunications facility requirements.

14. The design, location, size and characteristics of the proposed project are in compliance with any project specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.
    - The design, location, and scale of the proposed telecommunications facility, including the recommended 65-foot height and clock tower camouflage, are compatible with the surrounding built environment. The project has been reviewed for consistency with applicable design standards and will be subject to Conditions of Approval to ensure continued compliance.

15. The Development Review Committee and Planning Commission have reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. An Initial Study / Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review pursuant to CEQA Guidelines §15073. After considering the whole record, including the IS/MND and any comments received, the Committee/Commission finds there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment and that the IS/MND reflects the City's independent judgment and analysis. The Committee/Commission further finds that a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and will be implemented in accordance with CEQA §15097 to ensure that all adopted Mitigation Measures are carried out.

ATTACHMENTS

1. Resolution 2026-01 (Initial Study/Mitigated Negative Declaration)
2. Resolution 2026-02 (Use Permit and Minor Development Review)
3. Vicinity Map
4. Aerial Map
5. Universal Application
6. Nevada County Environmental Health – Comment Letter
7. Project Plans – Complete Development Plans (Submittal 4 - 14 Pages)
8. Tower Photo simulations (Submittal 4)
9. Coverage Map (Submittal 4)
10. Alternative Site Analysis (Submittal 3) – Co-Location and Alternative Analysis
11. Alternative Site Analysis (Submittal 4)– Response from Applicant (Requested by City Staff)
12. Electromagnetic Energy & Radiofrequency (EME-RF) Report (Submittal 4)
13. Draft Conditions of Approval
14. Mitigation Monitoring and Reporting Program (MMRP)
15. Draft Initial Study/Mitigated Negative Declaration (State Clearing House Number: 2026040727); Published April16, 2026
    - Document may be viewed at:
    - https://www.grassvalleyca.gov/sites/main/files/file-attachments/1._draft_ismnd_-_ceqa_submit.pdf?1775750375

RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GRASS VALLEY ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A USE PERMIT AND MINOR DEVELOPMENT REVIEW PERMIT TO ALLOW A CAMOUFLAGED TELECOMMUNICATION FACILITY AT 109 BANK STREET (PLN25-0011)

WHEREAS, the City of Grass Valley is the Lead Agency for the Use Permit and Development Review Permit to authorize a 65-foot high telecommunication tower at 109 Bank Street development (APN: 008-373-018) proposed by 51 Wireless, LLC on behalf of AT&T (the Project), File no. 25PLN-0011; and

WHEREAS, the City prepared a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA), Public Resource Code §21000 et seq, and the CEQA Guidelines to evaluate the potential environmental impacts of the Project (SCH No. 2026040727); and

WHEREAS, the MND analyzed the reasonably foreseeable physical environmental impacts of the entire Project and concluded that, with implementation of required mitigation measures, the Project would not result in significant environmental impacts; and

WHEREAS, the City prepared a Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA Guidelines §15097, to ensure implementation of all mitigation measures identified in the MND; and

WHEREAS, the City circulated the MND for public review from April 16, 2026 through May 18, 2026, for which no comments were submitted which required responses in accordance with CEQA, and determined that no substantial revisions were required to the MND as presented; and

WHEREAS, on May 19, 2026, the Planning Commission conducted a duly noticed public hearing on the Project, and considered the MND and the Mitigation Monitoring and Reporting Program (MMRP).

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council finds that the MND, Exhibit A, has been completed in compliance with CEQA; and
2. The Planning Commission has independently reviewed and considered the MND and the MMRP prior to making a decision on the Project; and
3. The MND reflects the City's independent judgement and analysis; and
4. There is no substantial evidence in the record that the Project, as mitigated, will have a significant effect on the environment; and
5. All Mitigation Measures described in the MND are fully enforceable through the MMRP, Conditions of Approval, or other adopted mechanisms.

ADOPTED as a resolution of the Planning Commission of the City of Grass Valley at a regular meeting held on the __ day of _____ 2026 by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

_____
Ari Brouilette, Chair
City of Grass Valley

ATTEST:

_____
Taylor Whittingslow, Deputy City Manager
City of Grass Valley

APPROVED AS TO FORM:

_____
David Ruderman, City Attorney
City of Grass Valley

Exhibit A: Conditions of Project Approval and Mitigated Monitoring and Reporting Program (25PLN-0011)

RESOLUTION NO. 2026-02

A RESOLUTION OF THE GRASS VALLEY PLANNING COMMISSION APPROVING A USE PERMIT AND MINOR DEVELOPMENT REVIEW PERMIT TO ALLOW A CAMOUFLAGED TELECOMMUNICATION FACILITY AT A 65-FOOT HEIGHT AT 109 BANK STREET

WHEREAS, the City of Grass Valley received an application for a use permit and minor development review permit on March 26th, 2025, with payment made on April 7, 2025 with a proposal for a telecommunication facility at 109 Bank Street (25PLN-11); and

WHEREAS, the City of Grass Valley Development Review Committee reviewed the Use Permit application (25PLN-0011) at their regular meeting on April 28, 2026; and

WHEREAS, City of Grass Valley Planning Commission reviewed the Use Permit and Minor Development Review application (25PLN-0011) at their regular meeting on May 19, 2026; and

WHEREAS, the 65-foot height of the tower is no taller than necessary to meet the technical requirements of the proposed wireless communication system as supported by the coverage maps submitted by the applicant, which demonstrated that the identified service gap is covered by the facility at this height; and

WHEREAS, the applicant has agreed to accept proposals from future applicants to collocate at the approved site based on their submittal which indicates that the facility will be designed to accommodate future collocation opportunities, consistent with industry standards and City requirements; and

WHEREAS, the project as proposed is necessary for the provision of an efficient wireless communication system as indicated by the coverage gap maps showing that the facility will enhance connectivity for residents, businesses, and emergency communications; and

WHEREAS, the 65-foot-high communication facility will not adversely impact the character and aesthetics of any public right-of-way because the camouflaged treatment as a clock tower incorporates features intended to reflect the character of the surrounding area and the City's historic context, and is only marginally higher than surrounding buildings; and

WHEREAS, the communication facility as conditioned, complies with all applicable requirements of Chapter 17.46 including height limitations of the Municipal Code which allows the height of communication towers to be "no taller than necessary to meet the technical requirements of the proposed communication system; and

WHEREAS, the proposed communication tower is consistent with the general plan including Land Use Policy 32-LUP, which encourages development of modern telecommunications infrastructure to support economic development and telecommuting, as well as safety goals by supporting reliable communication system; and

WHEREAS, the proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code because telecommunication facilities are permitted within the Town Core (TC) zone subject to approval of a Use Permit, and because even though the facility does not comply to the 30-foot height limit applicable to ancillary buildings, the applicant has demonstrated that the tower is “no taller than necessary to meet the technical requirements of the communication system” as required by Chapter 17.46 of the Municipal Code;” and

WHEREAS, the design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council because the project has been designed to incorporate a clock tower façade designed with architectural features consistent with the 1872 Historic Townsite Design Guidelines with an intension to reduce visual impacts, and because the 65-foot height recommended by staff improves proportionality with nearby development as compared to the 81-foot proposed height, and supports compliance with applicable design guidelines and review standards; and

WHEREAS, the proposed communication facility is consistent with the Grass Valley 2020 General Plan, supporting policies for infrastructure development and community safety, as well as supporting neighborhood compatibility with the shorter tower height proposed by the applicant; and

WHEREAS, the proposed project is allowed within the Town Core (TC) zoning designation subject to approval of a Use Permit and applicable Conditions of Approval and Mitigation Measures as shown in Exhibit A (Staff Report Attachment 13 and 14), and in compliance with Chapter 17.46 the City of Grass Valley Municipal Code; and

WHEREAS, the Planning Commission adopted Planning Commission Resolution 2026-01 at their regular meeting held May 19, 2026, certifying that a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for a Use Permit to allow the telecommunication tower proposed by Nick Tagas of 51 Wireless, LLC, on behalf of AT&T, and which includes a Use Permit and Minor Development Review Permit (SCH No. 2026040727).

Now, therefore, the City Council of the City of Grass Valley does hereby resolve as follows:

SECTION 1. That the City of Grass Valley approves the Use Permit to allow 65-foot telecommunication tower camouflaged as a clock tower pursuant to the staff report and application material submitted and approved by the Planning Commission in accordance with the Conditions of Approval as presented in the staff report; and

SECTION 2. Pursuant to Section 17.74.020 of the Grass Valley municipal Code, this Resolution shall be effective on the sixteenth day following the date of approval where no appeal has been filed in compliance with Chapter 17.91 of the Grass Valley Municipal Code.

SECTION 3. The City Clerk shall certify the adoption of this Resolution and certify this record to be a full true, correct copy of the action taken.

PASSED AND ADOPTED by the Planning Commission of the City of Grass Valley at a regular meeting held the 19th day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

_____

Ari Brouilette, Chair
City of Grass Valley

ATTEST:

_____

Taylor Whittingslow, Deputy City Manager
City of Grass Valley

APPROVED AS TO FORM:

_____

David Ruderman, City Attorney
City of Grass Valley

Exhibit A: Conditions of Project Approval and Mitigated Monitoring and Reporting Program (25PLN-0011)

Project Site - Gold Miner's Inn

ATTACHMENT 3

3/19/2026, 6:45:17 AM

1:5,668

0 205 410 820 ft

0 60 120 240 m

Nevada County GIS

Nevada County GIS 2025

Project Site - Gold Miner's Inn

ATTACHMENT 4

3/19/2026, 6:46:47 AM

1:2,239

0 80 160 320 ft

0 20 40 80 m

Nevada County GIS 2025

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 $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

Variances

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

Application	Fee
Minor Development Review	$1,966.00
Environmental Review	$162.00
Major Use Permit	$3,292.00
Total*:	$5,420.00

**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 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 **$3,539.25** for an Environmental Impact Report and **$2,548.00** 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 1st** 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: 51 Wireless on behalf of AT&T	**Name:** Nick Hayhurst, Sr,. Hallmark Funding Corporation (Miners Inn Hotel)
Address: 4930 Pacific St	**Address:** 126 S Auburn Street
Rocklin, CA 95677	Grass Valley, CA 95945
Phone: 916-990-1446	**Phone:** 530-383-6614
E-mail: Nick.Tagas@51wireless.net	**E-mail:** hayref@jps.net

Architect	Engineer
Name: Streamline Eningeering	**Name:** Same as Architect
Address: 8445 Sierra College Blvd., Suite E	**Address:**
Granite Bay, CA 95746	
Phone: (916) 660-1930	**Phone:** ( )
E-mail: kevin@streamlineeng.com	**E-mail:**

1. Project Information

a. Project Name AT&T Site CVL01084 (Downtown Grass Valley)

b. Project Address 109 Bank Street, Grass Valley, CA 95945

c. Assessor's Parcel No(s) 008-373-018-000
(include APN page(s))

d. Lot Size 2.49 acres

2. Project Description

AT&T to install new wireless cell tower disguised as a clock tower in the parking lot of the Gold Miners Inn.

All antennas and ground equipment to be fully concealed within the new clock tower.
No existing parking spaces to be removed to accommodate this new clock tower.

3. General Plan Land Use: TC

4. Zoning District: Commercial

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 X___

   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 16th 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 15th 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: Nicholas Tagas

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

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 X

   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 16th 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 15th 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: GOLD MINES INN, LLC _____

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):	

NEVADA COUNTY CALIFORNIA
Community Development Agency
Environmental Health
Env.Health@nevadacountyca.gov
www.nevadacountyca.gov/eh
950 Maidu Avenue, S
PO BOX #599002
Nevada City, CA 95959
PH: (530) 265-1222 ext. 3
FAX: (530) 265-9854

Environmental Health Approval with Conditions

25PLN-11
121 Bank Street, Grass Valley CA, 95945

October 10, 2025

Your plans have been reviewed by Drew Cline. If you have any questions, please call (530)265-1363 or email drew.cline@nevadacountyca.gov

After reviewing the information submitted by the applicant, Nevada County Department of Environmental Health (NCDEH) has determined that no NCDEH permit is required at this time.

Should facility operations change to include storage of hazardous materials that are above the reportable threshold, the applicant must complete the following:

The applicant and/or facility operator must apply for and obtain a permit for the storage of hazardous materials from the Nevada County Department of Environmental Health (NCDEH), Certified Unified Program Agency (CUPA). The applicant and/or facility operator shall secure and annually renew the permit for this facility within 30 days of becoming subject to applicable regulations. The applicant and/or facility operator must also submit their Hazardous Materials Business Plan (HMBP) to the California Environmental Reporting System (CERS) database.

Subsequent corrections may be required once the initial corrections are made due to insufficient information.

ATTACHMENT 7

AT&T SITE NUMBER: CVL01084
AT&T SITE NAME: GOLD MINERS INN

121 BANK STREET
GRASS VALLEY, CA 95945
JURISDICTION: CITY OF GRASS VALLEY
APN: 008-373-018-000

INITIATIVE / PROJECT: NSB
USID#: 327798
FA LOCATION CODE: 15541206
RFDS ID #: 5739496
RFDS VERSION: 2.00
RFDS DATE: 11/11/2025
PACE JOB#: MRSFR079418
PTN#: 3701A0YP0D

SITE TYPE: OUTDOOR EQUIPMENT

PROJECT DESCRIPTION

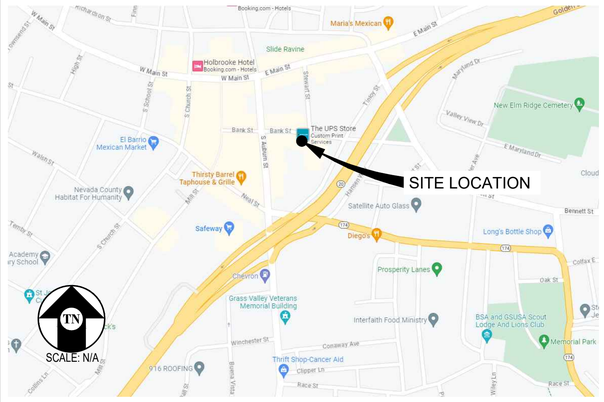
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) 23'-10"X18'-4" (441 SQ FT) LEASE AREA W/ (N) FRP TOWER
- (12) (N) AT&T ANTENNAS ON (N) MOUNTS INSIDE (N) FRP TOWER
- (12) (N) RRH UNITS @ ANTENNAS
- (3) (N) SURGE SUPPRESSORS @ ANTENNAS
- (3) (N) OUTDOOR EQUIPMENT CABINETS INSIDE (N) TOWER
- (N) RAYCAP DC50 SURGE SUPPRESSION BOX @ EQUIPMENT
- (N) POWER & FIBER TO SITE

PROJECT INFORMATION

SITE NAME:	GOLD MINERS INN
SITE #:	CVL01084
COUNTY:	NEVADA
JURISDICTION:	CITY OF GRASS VALLEY
APN:	008-373-018
SITE ADDRESS:	121 BANK STREET GRASS VALLEY, CA 95945
CURRENT ZONING:	TC (TOWN CORE)
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)
POWER:	PG&E
LATITUDE:	N 39° 13' 0.8466" NAD 83 N 39.216902° NAD 83
LONGITUDE:	W 121° 03' 39.0882" NAD 83 W 121.060858° NAD 83
GROUND ELEVATION:	2405' AMSL
PROPERTY OWNER:	GOLD MINERS INN LLC 720 SUNRISE AVENUE, STE A-130 ROSEVILLE, CA 95661
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
SITE ACQUISITION COMPANY:	MODUS INC 240 STOCKTON ST, 3RD FLOOR SAN FRANCISCO, CA 94108
LEASING CONTACT:	ATTN: NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
ZONING CONTACT:	ATTN: NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
CONSTRUCTION CONTACT:	AMENTUM ROBERT FLYNT (916) 207-7946 ROBERT.FLYNT@US.AMENTUM.COM

VICINITY MAP



DRIVING DIRECTIONS

FROM: 5005 EXECUTIVE PARKWAY, SAN RAMON, CA 94583
TO: 109 BANK STREET, GRASS VALLEY, CA 95945

1.	HEAD SOUTHWEST	33 FT
2.	TURN RIGHT	12 FT
3.	TURN LEFT TOWARD EXECUTIVE PKWY	164 FT
4.	TURN RIGHT TOWARD EXECUTIVE PKWY	295 FT
5.	TURN RIGHT ONTO EXECUTIVE PKWY	0.2 MI
6.	TURN LEFT ONTO CAMINO RAMON	0.8 MI
7.	USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD	0.2 MI
8.	USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N	0.4 MI
9.	MERGE ONTO I-680 N	20.0 MI
10.	KEEP LEFT AT FORK TO CONTINUE ON I-680	14.4 MI
11.	TAKE EXIT 71A ONTO I-80 E	0.4 MI
12.	MERGE ONTO I-80 E	41.4 MI
13.	USE THE RIGHT 2 LANES TO TAKE THE I-80 EXIT TOWARD RENO	0.7 MI
14.	CONTINUE ONTO I-80 E	36.5 MI
15.	TAKE EXIT 119B FOR CA-49	0.2 MI
16.	USE THE LEFT 2 LANES TO TURN LEFT ONTO CA-193 W/CA-49 N	23.1 MI
17.	TAKE EXIT 182A FOR CA-174 TOWARD COLFAX/GRASS VALLEY	0.2 MI
18.	TURN LEFT ONTO CA-174E/HANSEN WAY	0.1 MI
19.	CONTINUE STRAIGHT ONTO HANSEN WAY	0.1 MI
20.	TURN LEFT ONTO BANK ST	0.1 MI

END AT: 109 BANK STREET, GRASS VALLEY, CA 95945

ESTIMATED TIME: 2 HOUR 9 MINUTES ESTIMATED DISTANCE: 139 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
C-1	PLOT PLAN & SITE TOPOGRAPHY	-
C-2	PLOT PLAN & SITE TOPOGRAPHY	-
C-3	PLOT PLAN & SITE TOPOGRAPHY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	ENLARGED SITE PLAN	-
A-1.3	FIRST FLOOR EQUIPMENT PLAN	-
A-1.4	SECOND FLOOR PLAN	-
A-2.1	THIRD FLOOR ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-3.2	CLOCK ELEVATIONS	-
A-4.1	ANTENNA DETAILS	-
A-4.2	EQUIPMENT DETAILS	-
E-1.1	ELECTRICAL PLAN	-

SHEET	DESCRIPTION	REV

Issued For:
CVL01084
GOLD
MINERS INN
121 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR
at&t
5005 Executive Parkway
San Ramon, California 94583

Vendor:
MODUS

AT&T SITE NO:	CVL01084
PROJECT NO:	-
DRAWN BY:	SEAD
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
8	01/28/26	CLIENT REV	S.V.
7	12/16/25	CLIENT REV	T.T.
6	11/18/25	CLIENT REV	T.T.
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4	06/13/25	CLIENT REV	C.C.
3	06/05/25	CLIENT REV	C.C.
2	04/16/25	CLIENT REV	T.T.
1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

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

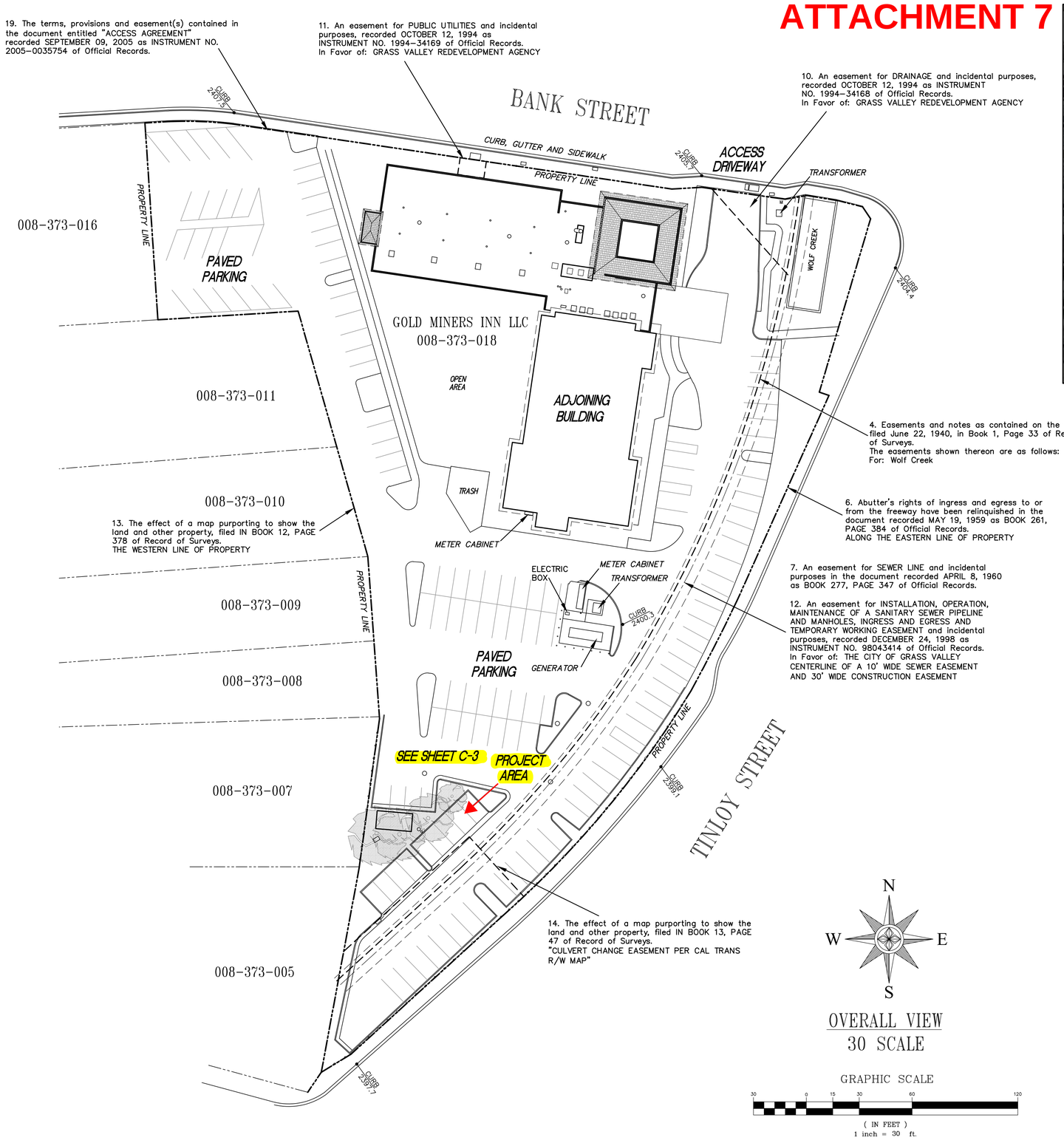
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:
Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN INC. AND THEIR USE PRODUCED FOR HIRE OR OTHERWISE DISCLOSED WITHOUT WRITTEN CONSENT OF STREAMLINE ENGINEERING AND DESIGN INC. IS STRICTLY PROHIBITED. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. STREAMLINE ENGINEERING AND DESIGN INC. ALL RIGHTS RESERVED.

SHEET TITLE:
TITLE SHEET

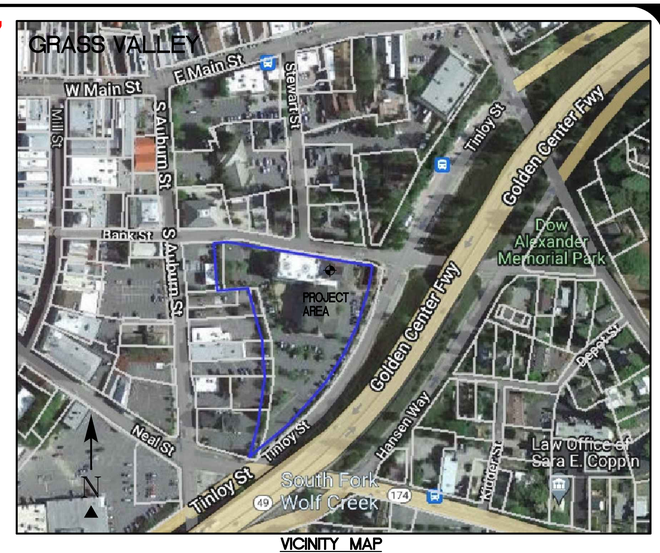
SHEET NUMBER:
T-1.1

ATTACHMENT 7



OVERALL VIEW
30 SCALE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



VICINITY MAP
NO SCALE

PROPERTY INFORMATION

OWNER: GOLD MINERS INN LLC
ADDRESS: 720 SUNRISE AVENUE STE A-130
ROSEVILLE, CA 95661

SITE: MINERS INN
109 BANK STREET
GRASS VALLEY, CA 95945

ASSESSOR'S PARCEL NUMBER: 008-373-018

EXISTING GROUND ELEVATION: *NE BUILDING CORNER=2405.0' AMSL*

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

BASIS OF BEARING

BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *STATE PLANE COORDINATE ZONE 2*, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA.
0.987 AC MOL PARCEL 1 PARCEL MAP VOL 83/35-37
AND AS SHOWN ON SAID TITLE REPORT.

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: 5026900-6995835, DATED: APRIL 10, 2025.
LOT 5 PTN 18,19,20 BLK 28 GV, AND AS SHOWN ON SAID TITLE REPORT.

SURVEY DATE

6/14/2023

LEGEND

SDMH	STORM DRAIN MANHOLE	WV	WATER CONTROL VALVE
VG	VALLEY GUTTER		FIRE HYDRANT
DI	DRAIN INLET		GUY CONDUCTOR
GR	GROUND SHOT		FOUND AS NOTED
EP	EDGE OF PAVEMENT		POWER POLE
DWY	ACCESS DRIVEWAY		LIGHT POLE
PS	PARKING SPACE		ELECTRICAL TRANSFORMER
SW	SIDEWALK		AIR CONDITIONING UNIT
PAR	TOP OF PARAPET		TELEPHONE PEDESTAL
ROOF	TOP OF ROOF		TELEPHONE VAULT
SSMH	SEWER MANHOLE		TELEPHONE MANHOLE
SSCO	SEWER CLEAN OUT		GAS VALVE
	GEODETIC COORDINATES	GM	GAS METER
XXXX.X	SPOT ELEVATION		
	DISH ANTENNA		

ISSUE STATUS		
DATE	DESCRIPTION	REV.
6/15/2023	SITE PLAN	-
2/20/2025	ADDITIONAL SURVEY	1
4/22/2025	TITLE REVIEW	

HAYES Land Surveying And Mapping
2830 MADIGAN COURT
CONCORD, CA 94518

LICENSED LAND SURVEYOR
Rob Hayes
No. 7906
EXP. 12/31/25
STATE OF CALIFORNIA

at&t
2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

CVL01084
MINERS INN
109 BANK STREET
GRASS VALLEY, CA 95945

C-1
SHEET 1 of 3

PROJECT AREA
10 SCALE
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

N
W
E
S

008-373-011

PROPERTY LINE

PAVED PARKING

PAVED PARKING

TRASH

GOLD MINERS INN LLC
008-373-018

OPEN AREA

ADJOINING BUILDING

ENTRANCE CANOPY

SEE SHEET C-1 FOR EASEMENTS

BANK STREET

ACCESS DRIVEWAY

LANDSCAPE AREA

BULL CREEK

METER CABINET

BUILDING ROOF LINE

BUILDING PARAPET LINE

PENTHOUSE ROOF LINE

PENTHOUSE WALL LINE

BUILDING PENTHOUSE LINE

HVAC UNITS (TYP)

ROOF DECK = 2440.5

VENTS (TYP)

HVAC

FAN

DRAIN INLET

PACBELL VAULT

CABLE BOX

MONUMENT WELL

CURB, GUTTER AND SIDEWALK

PROPERTY LINE

HATCH

VENT

VENTS

PAD

SWITCH BOXES (TYP)

DOOR

NE BUILDING CORNER

ELECTRIC BOX

ATT VAULT

TRANSFORMER

PGE BOX

ROOF 2448.0

PAR 2450.7

PAR 2444.5

ROOF 2441.5

ROOF 2452.0

PAR 2436.5

PAR 2438.3

GR 2405.0

CURB 2405.5

CURB 2400.8

CURB 2401.5

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

C-2
SHEET 2 of 3

CVL01084

MINERS INN
109 BANK STREET
GRASS VALLEY, CA 95945

at&t
2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

LICENSED LAND SURVEYOR
RICK K. HAYES
No. 7900
EXP.12/31/23
STATE OF CALIFORNIA

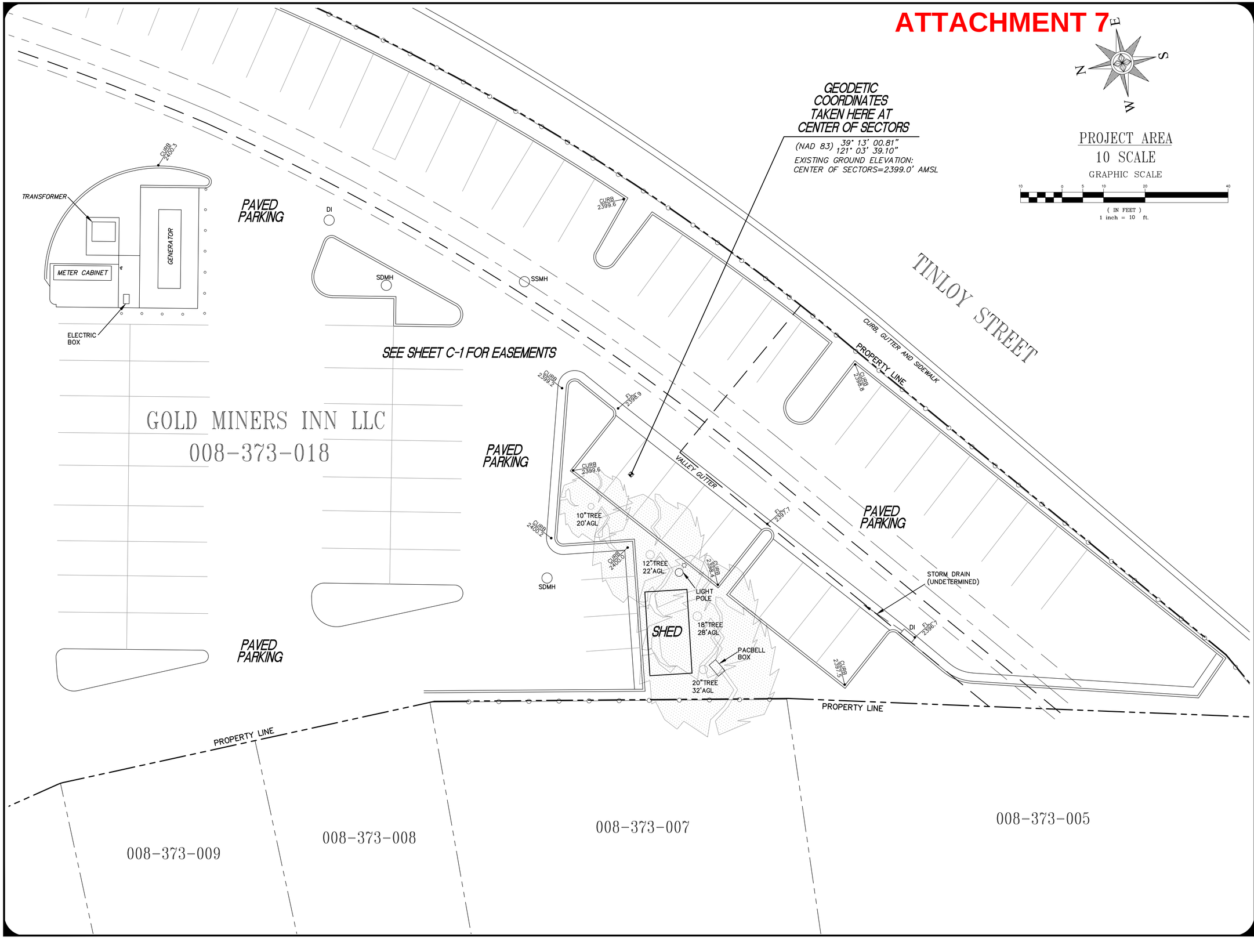
HAYES
Land Surveying And Mapping
2830 MADIGAN COURT
CONCORD, CA 94518

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	6/15/2023	SITE PLAN .	
	2/20/2025	ADDITIONAL SURVEY .	
	4/22/2025	TITLE REVIEW	

ATTACHMENT 7

ATTACHMENT 7



ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	6/15/2023	SITE PLAN	-
	2/20/2025	ADDITIONAL SURVEY	.
	4/22/2025	TITLE REVIEW	

HAYES
Land Surveying And Mapping
2830 MADIGAN COURT
CONCORD, CA 94518

LICENSED LAND SURVEYOR
KARL K. HAYES
No. 7935
DEC. 12, 2025
STATE OF CALIFORNIA

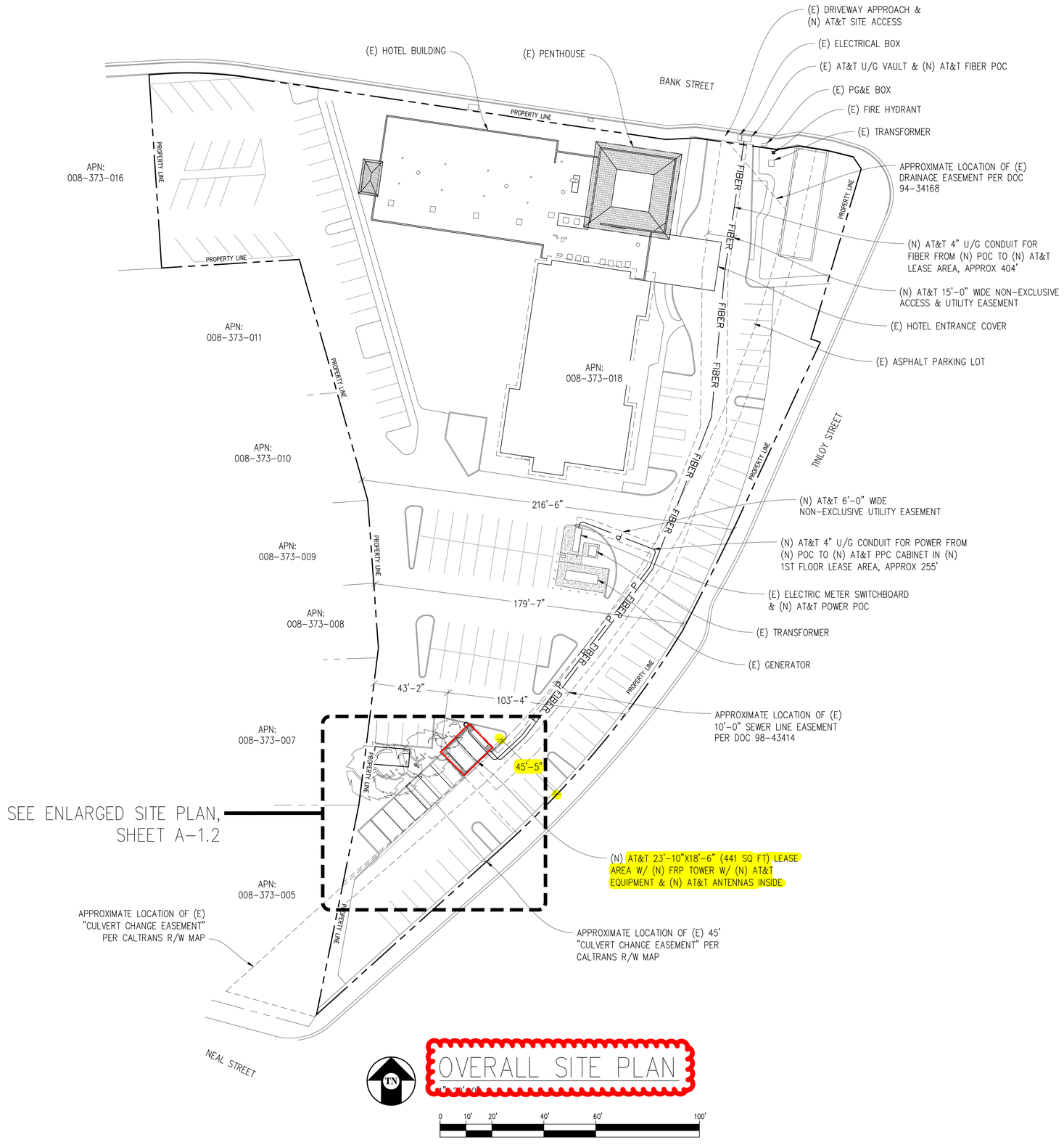
at&t
2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

CVL01084
MINERS INN
109 BANK STREET
GRASS VALLEY, CA 95945

C-3
SHEET 3 of 3

ATTACHMENT 7



OVERALL SITE PLAN

PARKING COUNT	
EXISTING SPACES	NEW SPACES
STANDARD 117	STANDARD 115
COMPACT 14	COMPACT 16
% 12	% 14
TOTAL 131	TOTAL 131

Issued For:

CVL01084
GOLD MINERS INN

121 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR

at&t

5005 Executive Parkway
San Ramon, California 94583

Vendor:

MODUS

AT&T SITE NO:	CVL01084
PROJECT NO:	-
DRAWN BY:	SEAD
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
8	01/28/26	CLIENT REV	S.V.
7	12/16/25	CLIENT REV	T.T.
6	11/18/25	CLIENT REV	T.T.
5	11/12/25	CLIENT REV	J.Z.
4	06/13/25	CLIENT REV	C.C.
3	06/05/25	CLIENT REV	C.C.
2	04/16/25	CLIENT REV	T.T.
1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

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

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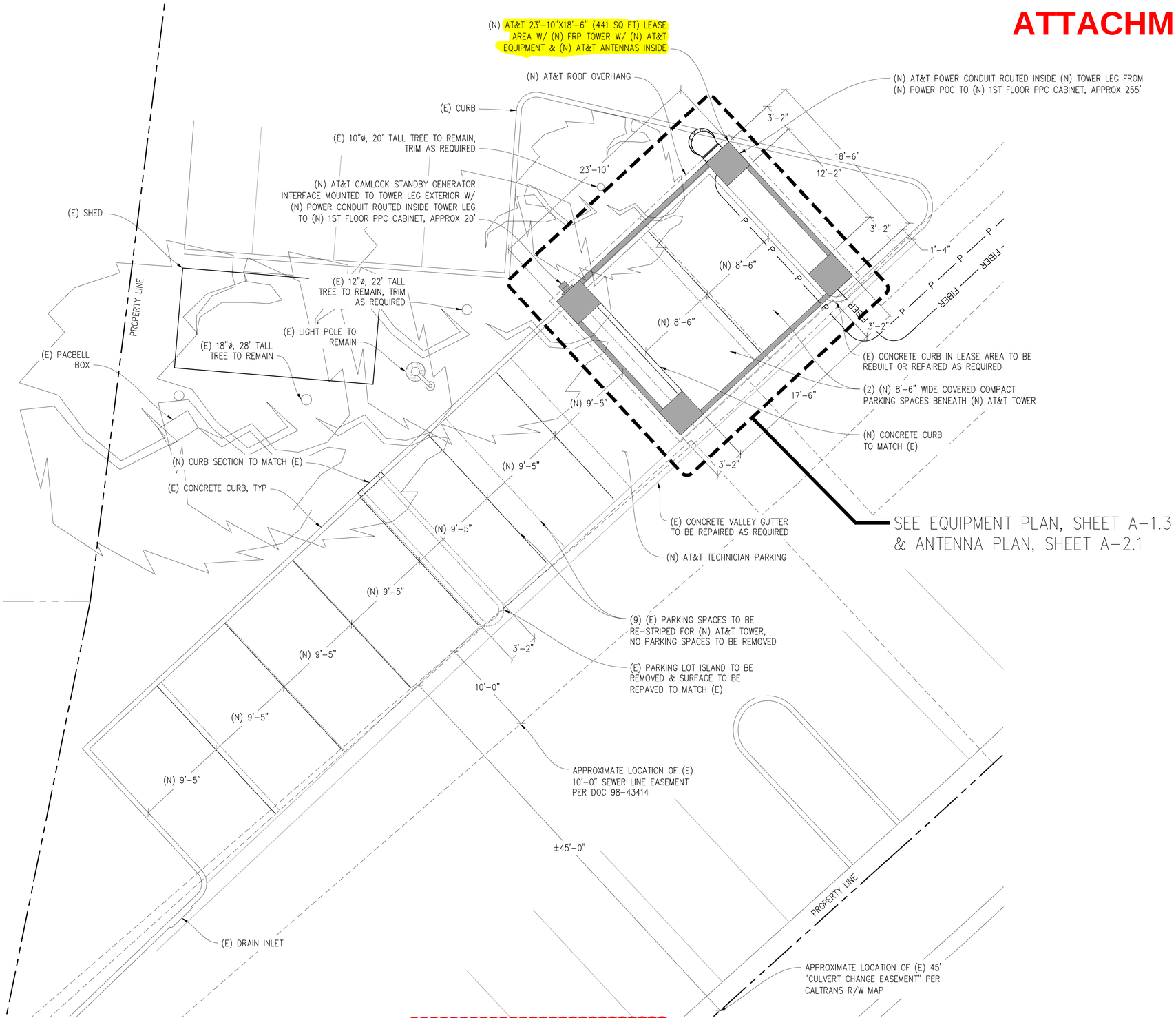
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1

ATTACHMENT 7



ENLARGED SITE PLAN

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

Issued For:

CVL01084
GOLD MINERS INN

121 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR

at&t

5005 Executive Parkway
San Ramon, California 94583

Vendor:

MODUS

AT&T SITE NO:	CVL01084
PROJECT NO:	-
DRAWN BY:	SEAD
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
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3	06/05/25	CLIENT REV	C.C.
2	04/16/25	CLIENT REV	T.T.
1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

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

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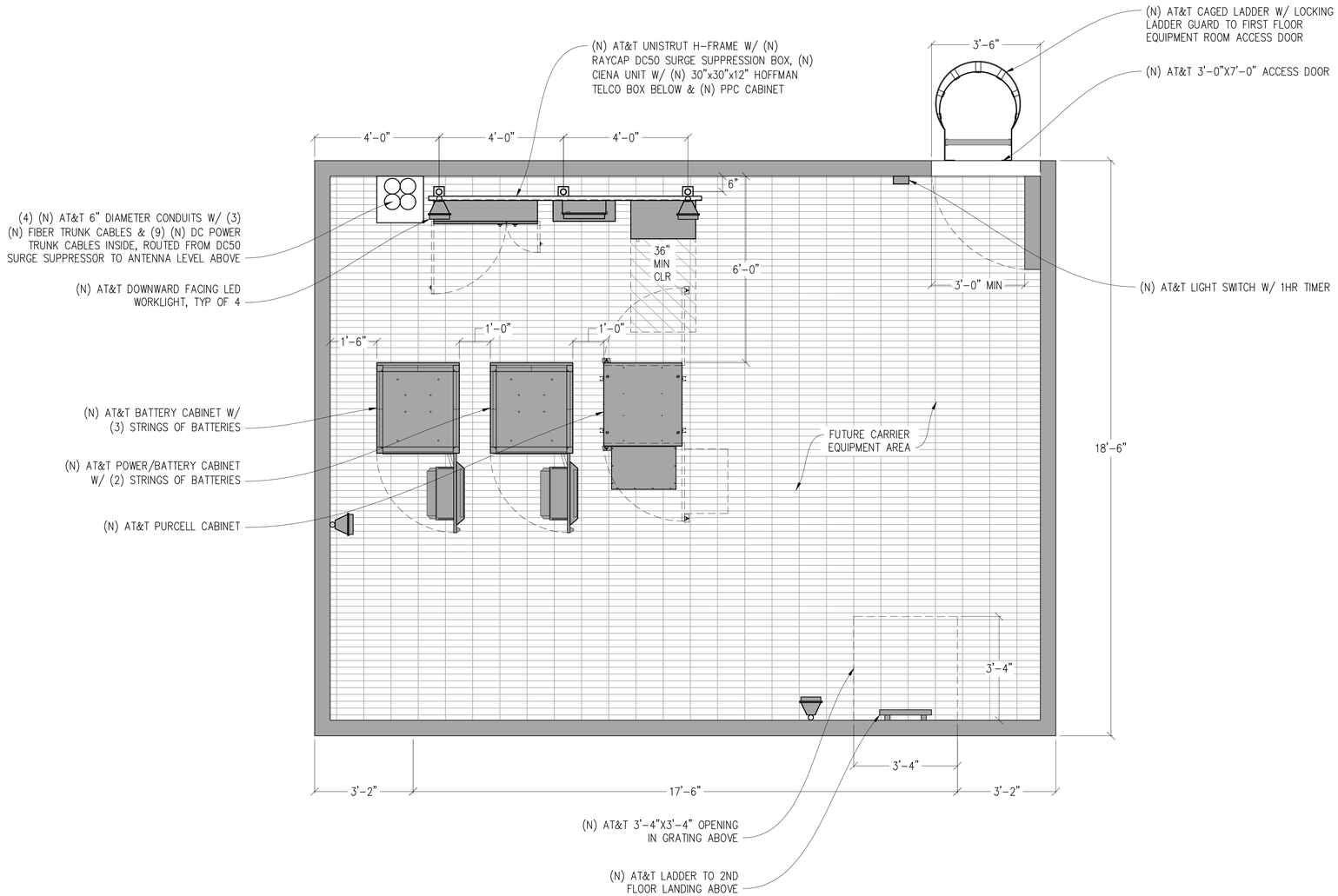
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2

ATTACHMENT 7



FIRST FLOOR EQUIPMENT PLAN

1/2" = 1'-0"

0 6" 1' 2' 3' 5' 7' 10'

Issued For:

CVL01084
GOLD
MINERS INN

121 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR

at&t

5005 Executive Parkway
San Ramon, California 94583

Vendor:

MODUS

AT&T SITE NO:	CVL01084
PROJECT NO:	-
DRAWN BY:	SEAD
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
8	01/28/26	CLIENT REV	S.V.
7	12/16/25	CLIENT REV	T.T.
6	11/18/25	CLIENT REV	T.T.
5	11/12/25	CLIENT REV	J.Z.
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3	06/05/25	CLIENT REV	C.C.
2	04/16/25	CLIENT REV	T.T.
1	03/10/25	CLIENT REV	T.T.
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Streamline Engineering and Design Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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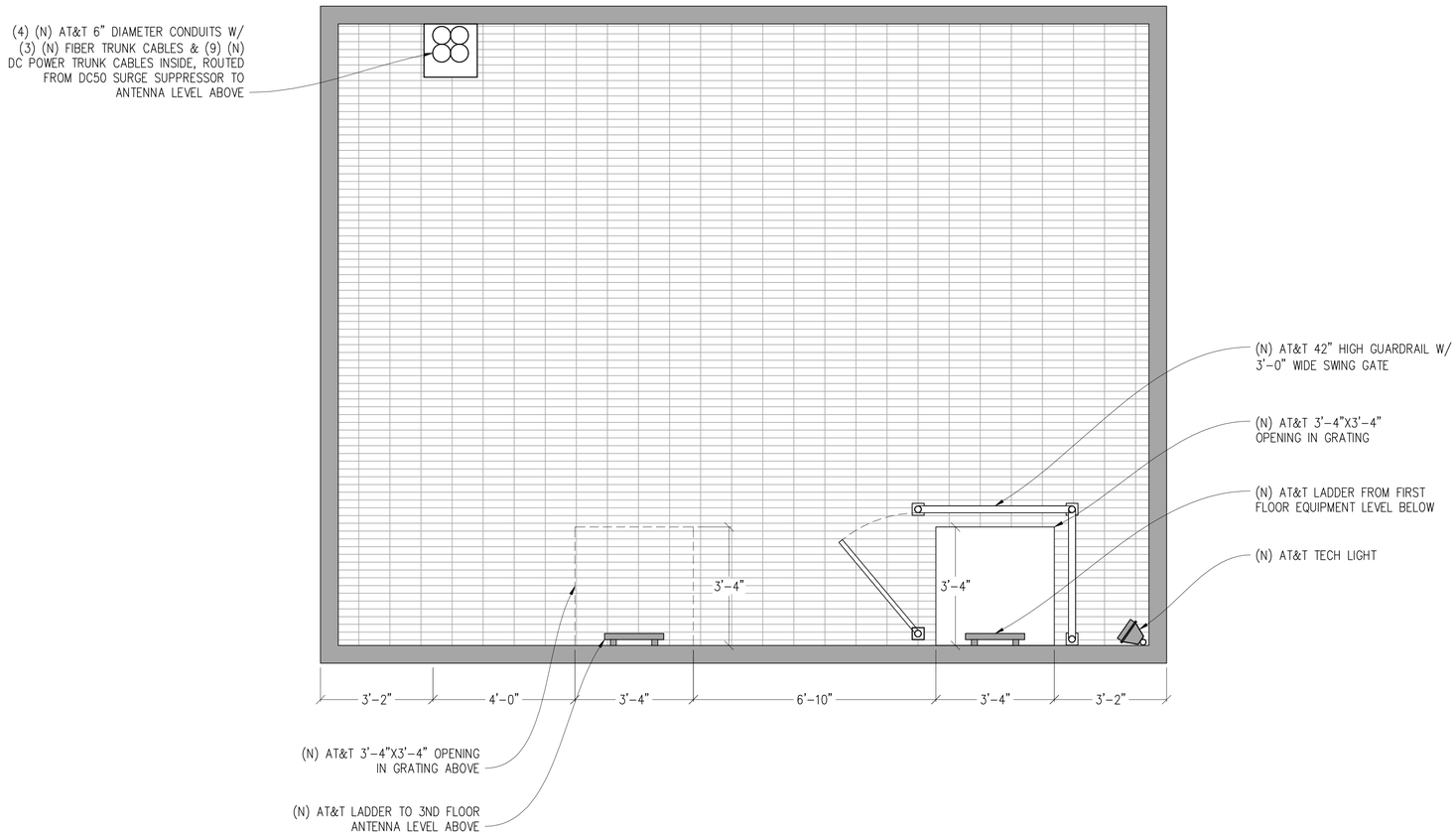
SHEET TITLE:

FIRST FLOOR
EQUIPMENT PLAN

SHEET NUMBER:

A-1.3

ATTACHMENT 7



SECOND FLOOR PLAN

1/2"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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at&t

5005 Executive Parkway
San Ramon, California 94583

Vendor:

MODUS

AT&T SITE NO:	CVL01084
PROJECT NO:	-
DRAWN BY:	SEAD
CHECKED BY:	S. SAVIG
APPROVED BY:	-

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1	03/10/25	CLIENT REV	T.T.
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SHEET TITLE:

SECOND FLOOR
PLAN

SHEET NUMBER:

A-1.4

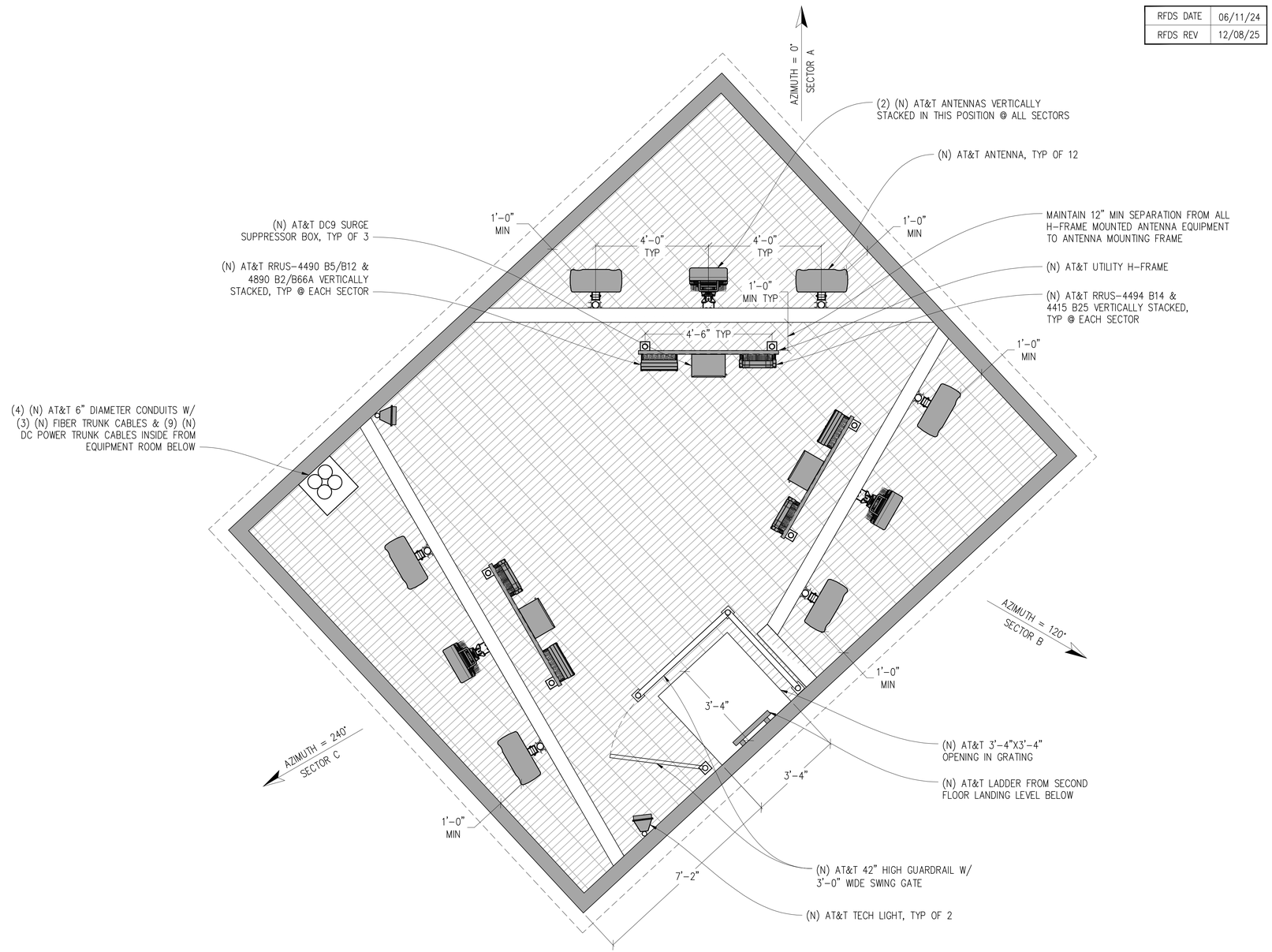
ATTACHMENT 7

(N) RF SCHEDULE

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF DC POWER CABLES	# OF FIBER CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS	DC TRUNK SIZE	DC TRUNK DISTANCE	DC JUMPER TYPE	DC JUMPER DISTANCE	RECTIFIER COUNT (-48)	CONVERTER COUNT (-58)
ALPHA	A1	QD6612-2	0°	±70'-0"	(1) 4890 B25/B66, (1) 4490 B5/B12A	3	1	±85'	(1) DC9	0	0	6 AWG	±80'	TBD	±10'	11	0
	A2	AIR 6419 B77D STACKED ABOVE AIR 6419 B77G	0°	±69'-11"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	–	–	–	±10'	–	–
	A3	QD6612-2	0°	±70'-0"	(1) 4494 B14/B29, (1) 4415 B2/B25	SHARED	SHARED	–	SHARED	0	0	–	–	–	±10'	–	–
BETA	B1	QD6612-2	120°	±70'-0"	(1) 4890 B25/B66, (1) 4490 B5/B12A	3	1	±85'	(1) DC9	0	0	6 AWG	±80'	–	±10'	–	–
	B2	AIR 6419 B77D STACKED ABOVE AIR 6419 B77G	120°	±69'-11"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	–	–	–	±10'	–	–
	B3	QD6612-2	120°	±70'-0"	(1) 4494 B14/B29, (1) 4415 B2/B25	SHARED	SHARED	–	SHARED	0	0	–	–	–	±10'	–	–
GAMMA	C1	QD6612-2	240°	±70'-0"	(1) 4890 B25/B66, (1) 4490 B5/B12A	3	1	±85'	(1) DC9	0	0	6 AWG	±80'	–	±10'	–	–
	C2	AIR 6419 B77D STACKED ABOVE AIR 6419 B77G	240°	±69'-11"	INTEGRATED	SHARED	SHARED	–	SHARED	0	0	–	–	–	±10'	–	–
	C3	QD6612-2	240°	±70'-0"	(1) 4494 B14/B29, (1) 4415 B2/B25	SHARED	SHARED	–	SHARED	0	0	–	–	–	±10'	–	–

RFDS DATE	06/11/24
RFDS REV	12/08/25

NOTE:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF ANTENNA.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



TN

THIRD FLOOR ANTENNA PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

Issued For:

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GOLD MINERS INN

121 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR

at&t

5005 Executive Parkway
San Ramon, California 94583

Vendor:

MODUS

AT&T SITE NO:	CVL01084
PROJECT NO:	-
DRAWN BY:	SEAD
CHECKED BY:	S. SAVIG
APPROVED BY:	-

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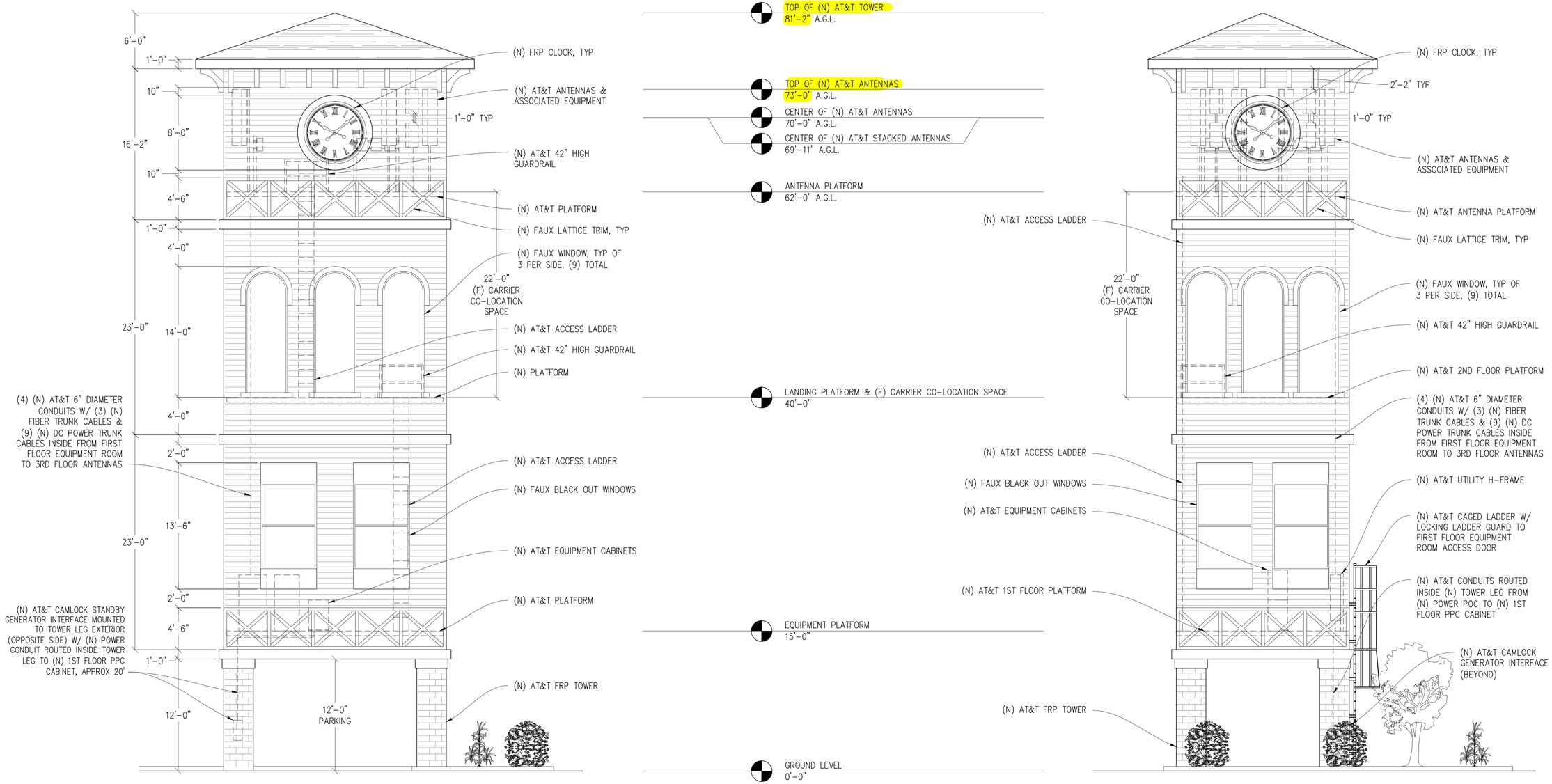
SHEET TITLE:

THIRD FLOOR ANTENNA PLAN

SHEET NUMBER:

A-2.1

ATTACHMENT 7



SOUTHEAST ELEVATION

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

NORTHEAST ELEVATION

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

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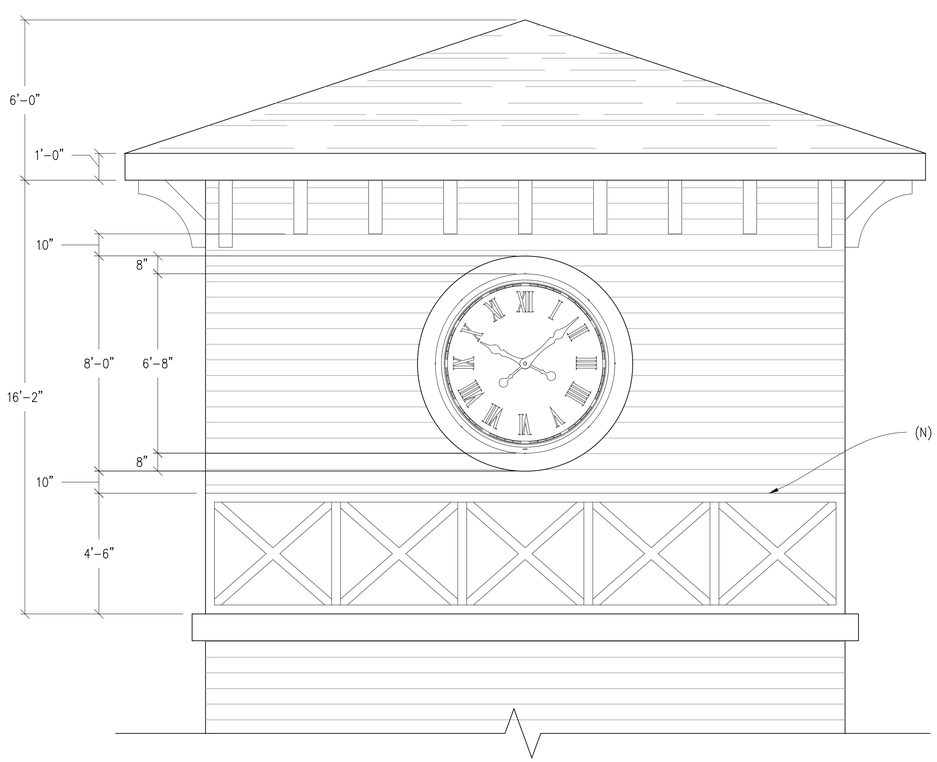
SHEET TITLE:

ELEVATIONS

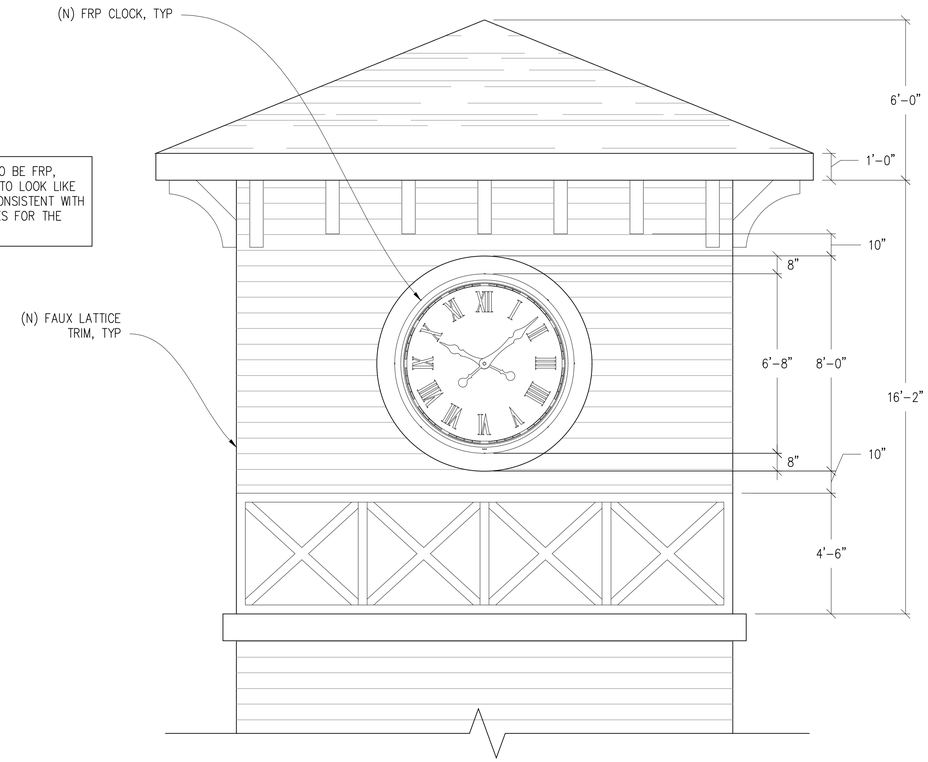
SHEET NUMBER:

A-3.1

ATTACHMENT 7



CLOCK FACE MATERIAL TO BE FRP, PAINTED AND TEXTURED TO LOOK LIKE BLACK WROUGHT IRON CONSISTENT WITH DESIGN REVIEW GUIDELINES FOR THE 1872 HISTORIC TOWNSITE



SOUTHEAST CLOCK ELEVATION

3/32"=1'-0"

0 1'2' 4' 6' 10' 14' 22' 30'

NORTHEAST CLOCK ELEVATION

3/32"=1'-0"

0 1'2' 4' 6' 10' 14' 22' 30'

Issued For:

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MINERS INN

121 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR

at&t

5005 Executive Parkway
San Ramon, California 94583

Vendor:

MODUS

AT&T SITE NO:	CVL01084
PROJECT NO:	-
DRAWN BY:	SEAD
CHECKED BY:	S. SAVIG
APPROVED BY:	-

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1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

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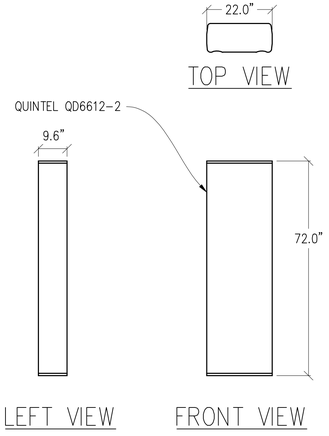
SHEET TITLE:

CLOCK ELEVATIONS

SHEET NUMBER:

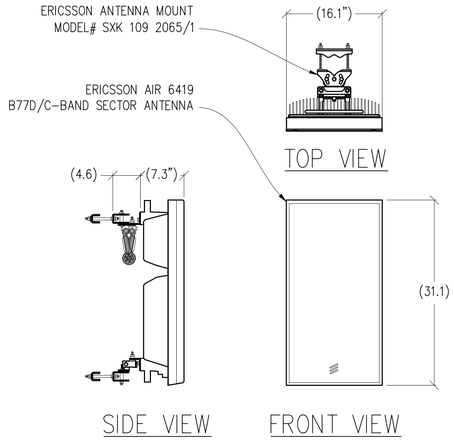
A-3.2

ATTACHMENT 7



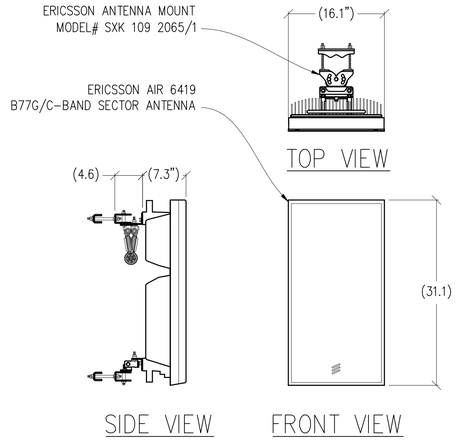
1 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 88 LBS



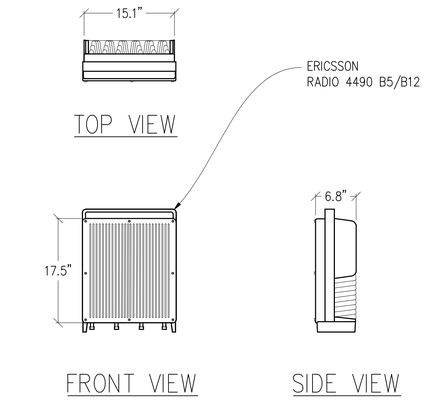
3 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT W/ MOUNT: 55.4 LBS



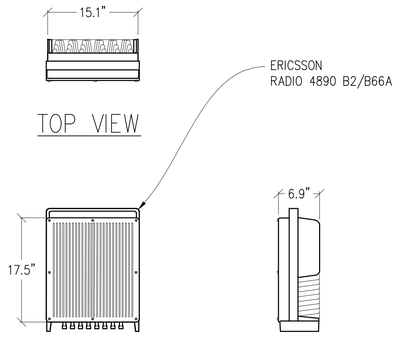
3 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT W/ MOUNT: 55.4 LBS



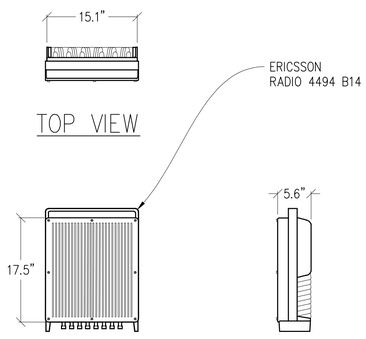
4 RADIO 4490HP DETAIL

1"=1'-0" MAX WEIGHT: 68.0 LBS



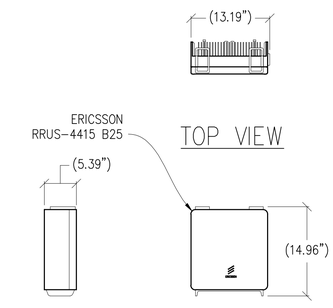
5 RADIO 4890HP DETAIL

1"=1'-0" MAX WEIGHT: 68.0 LBS



6 RADIO 4494 DETAIL

1"=1'-0" MAX WEIGHT: 57.3 LBS



7 RRUS-4415 B25 DETAIL

1"=1'-0" MAX WEIGHT: 44 LBS

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Vendor:

MODUS

AT&T SITE NO:	CVL01084
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APPROVED BY:	-

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1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

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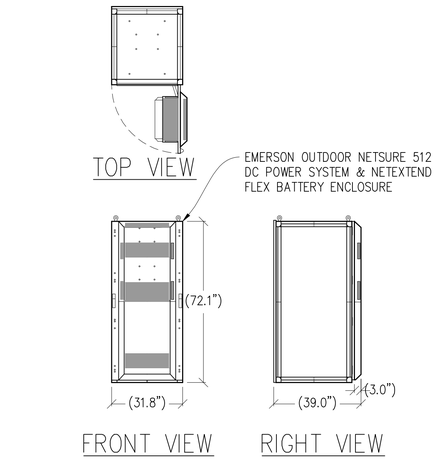
SHEET TITLE:

ANTENNA
DETAILS

SHEET NUMBER:

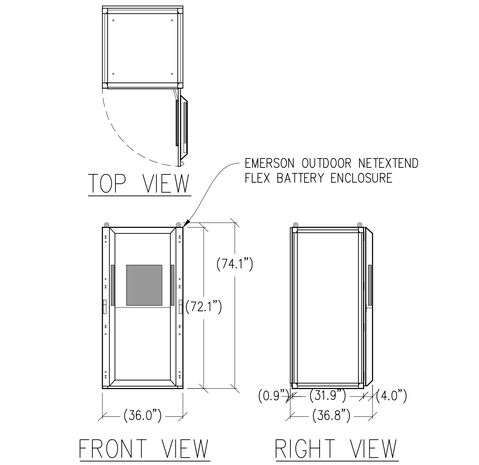
A-4.1

ATTACHMENT 7



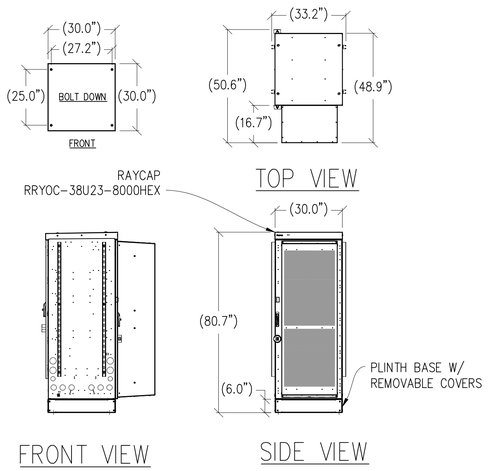
1 DC POWER PLANT DETAIL

⅜"=1'-0" MAX WEIGHT: 2348 LBS W/ (8) BATTERIES



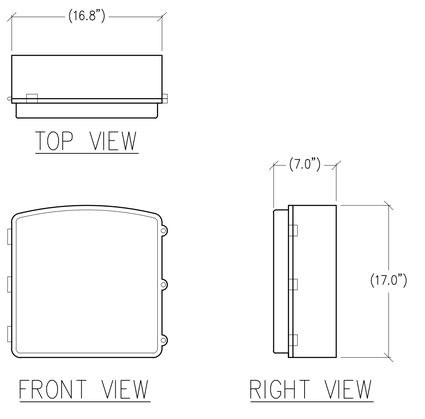
2 BATTERY CABINET DETAIL

⅜"=1'-0" MAX WEIGHT: 2944 LBS W/ (12) BATTERIES



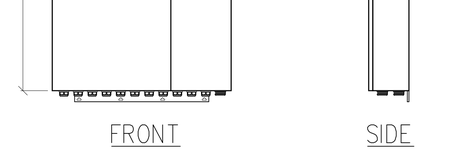
3 RAYCAP DETAIL

⅜"=1'-0" EMPTY WEIGHT: 1440 LBS



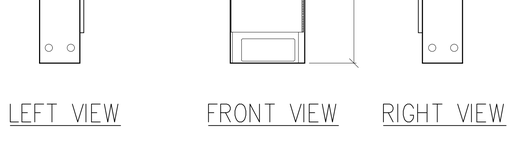
4 CN 3931 DETAIL

1½"=1'-0" MAX WEIGHT: 28.6 LBS



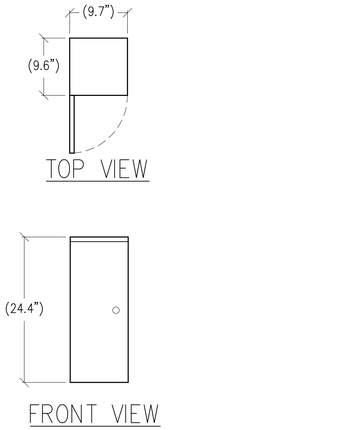
5 RAYCAP DC50 DETAIL

¾"=1'-0" MAX WEIGHT: 165 LBS



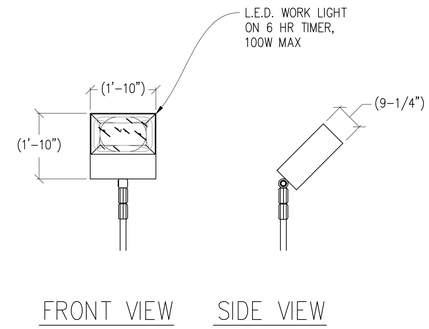
6 ELECTRICAL PANEL DETAIL

½"=1'-0" MAX WEIGHT: 150 LBS



7 GENERATOR INTERSECT

1"=1'-0" MAX WEIGHT: 20 LBS



8 TECH LIGHT DETAIL

½"=1'-0"

Issued For:

CVL01084
GOLD
MINERS INN

121 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR

at&t

5005 Executive Parkway
San Ramon, California 94583

Vendor:

MODUS

AT&T SITE NO:	CVL01084
PROJECT NO:	-
DRAWN BY:	SEAD
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
8	01/28/26	CLIENT REV	S.V.
7	12/16/25	CLIENT REV	T.T.
6	11/18/25	CLIENT REV	T.T.
5	11/12/25	CLIENT REV	J.Z.
4	06/13/25	CLIENT REV	C.C.
3	06/05/25	CLIENT REV	C.C.
2	04/16/25	CLIENT REV	T.T.
1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

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KEVIN R. SORENSEN
S4469

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ENGINEER:

Streamline Engineering and Design, Inc.

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

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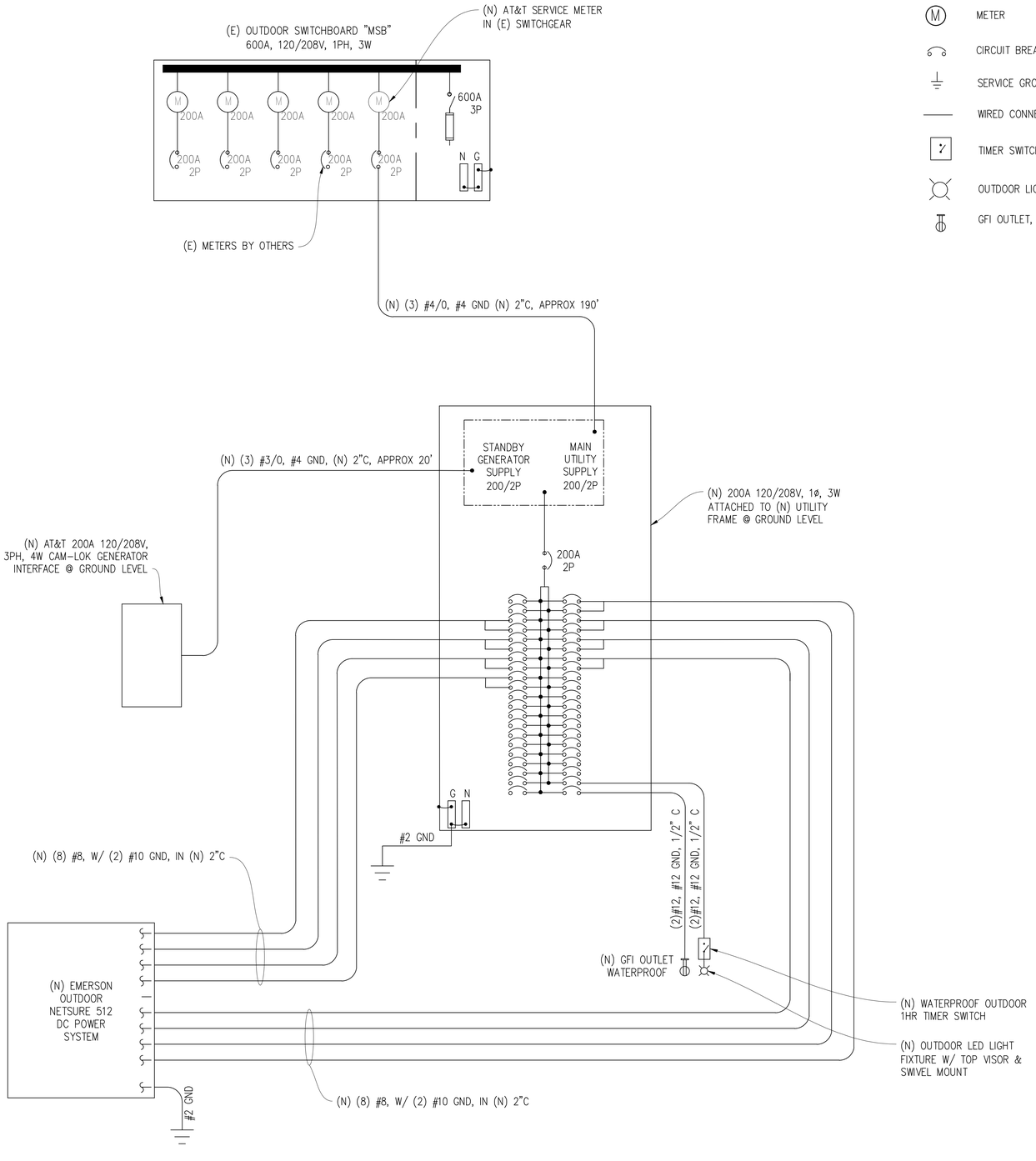
SHEET TITLE:

EQUIPMENT
DETAILS

SHEET NUMBER:

A-4.2

ATTACHMENT 7



SINGLE LINE DIAGRAM

ELECTRICAL LEGEND

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

NEW PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 22,000				VOLTS: 120V/208V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : SURFACE							MAIN CB: 200A		
ØA	ØB		BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE		ØA	ØB
LOAD VA	LOAD VA	LOAD DESCRIPTION					LOAD DESCRIPTION	LOAD VA	LOAD VA
30		SURGE ARRESTOR	60/2	1	2	30/2	RECTIFIERS 9&10	2000	
	30	" "	" "	3	4	" "	" "		2000
2000		RECTIFIERS 1&2	30/2	5	6	30/2	RECTIFIERS 11&12	2000	
	2000	" "	" "	7	8	" "	" "		2000
2000		RECTIFIERS 3&4	30/2	9	10	30/2	RECTIFIERS 13&14 (SPARE)	2000	
	2000	" "	" "	11	12	" "	" "		2000
2000		RECTIFIERS 5&6	30/2	13	14	30/2	RECTIFIERS 15&16 (SPARE)	2000	
	2000	" "	" "	15	16	" "	" "		2000
2000		RECTIFIERS 7&8	30/2	17	18	–	BLANK	0	
	2000	" "	" "	19	20	–	" "		0
0		BLANK	–	21	22	–	" "	0	
	0	" "	–	23	24	–	" "		0
0		" "	–	25	26	–	" "	0	
	0	" "	–	27	28	–	" "		0
0		" "	–	29	30	–	" "	0	
	0	" "	–	31	32	–	" "		0
0		" "	–	33	34	–	" "	0	
	0	" "	–	35	36	–	" "		0
0		" "	–	37	38	–	" "	0	
	0	" "	–	39	40	20/1	LIGHT		300
0		" "	–	41	42	20/1	GFI RECEPTACLE	180	
8030	8030	PHASE TOTALS					PHASE TOTALS	8000	8000
TOTAL VA =	32060	TOTAL AMPS =	154						

Issued For:

CVL01084
GOLD
MINERS INN

121 BANK STREET
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PREPARED FOR

at&t

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0	12/24/24	ZD 90%	T.T.

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SHEET TITLE:

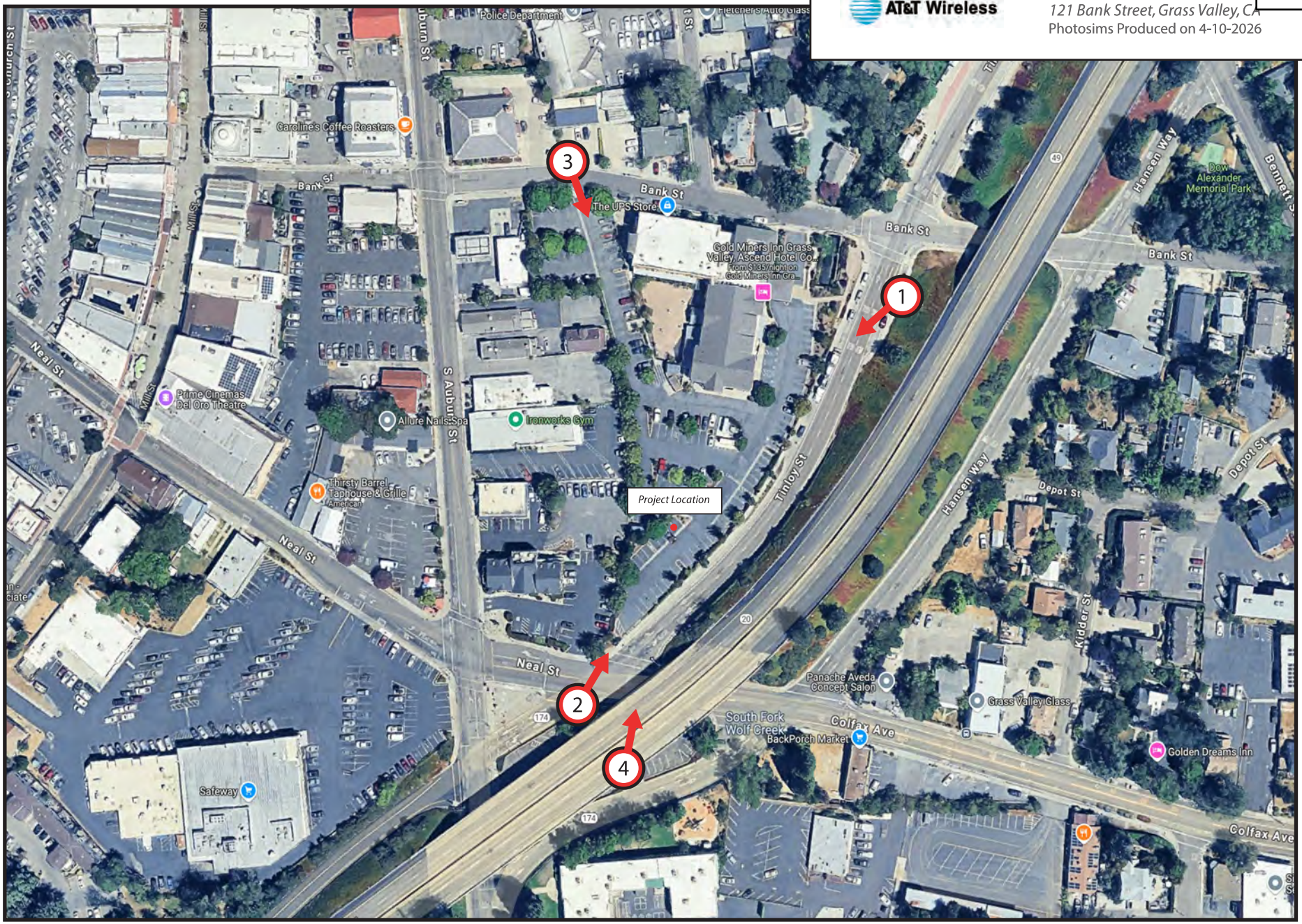
ELECTRICAL PLAN

SHEET NUMBER:

E-1.1

AT&T Wireless

CVL01084 Gold Miners Inn
121 Bank Street, Grass Valley, CA
Photosims Produced on 4-10-2026

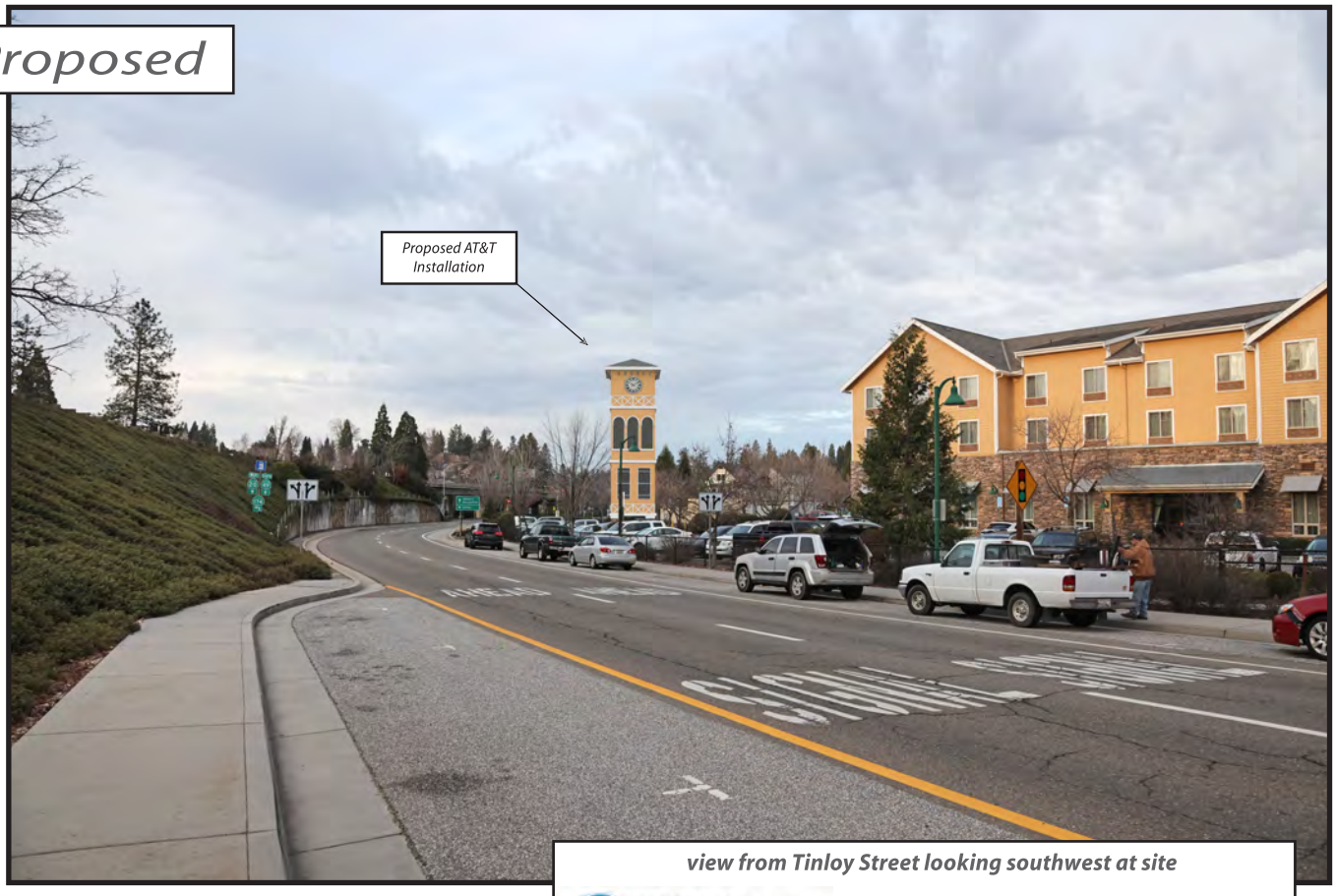


AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing

Proposed



view from Tinloy Street looking southwest at site

AT&T Wireless

CVL01084 Gold Miners Inn
121 Bank Street, Grass Valley, CA
Photosims Produced on 4-10-2026

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Photo Simulation Solutions
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Existing

Proposed

view from Neal Street looking northeast at site

AT&T Wireless

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121 Bank Street, Grass Valley, CA
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Existing

Proposed

view from Bank Street looking southeast at site

AT&T Wireless

CVL01084 Gold Miners Inn
121 Bank Street, Grass Valley, CA
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AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Highway 20 looking north at site

AT&T Wireless

CVL01084 Gold Miners Inn
121 Bank Street, Grass Valley, CA
Photosims Produced on 4-10-2026

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

ATTACHMENT 9

Item # 2.

AT&T Business

CVL01084 (Clock Tower) Coverage Map

March 2026

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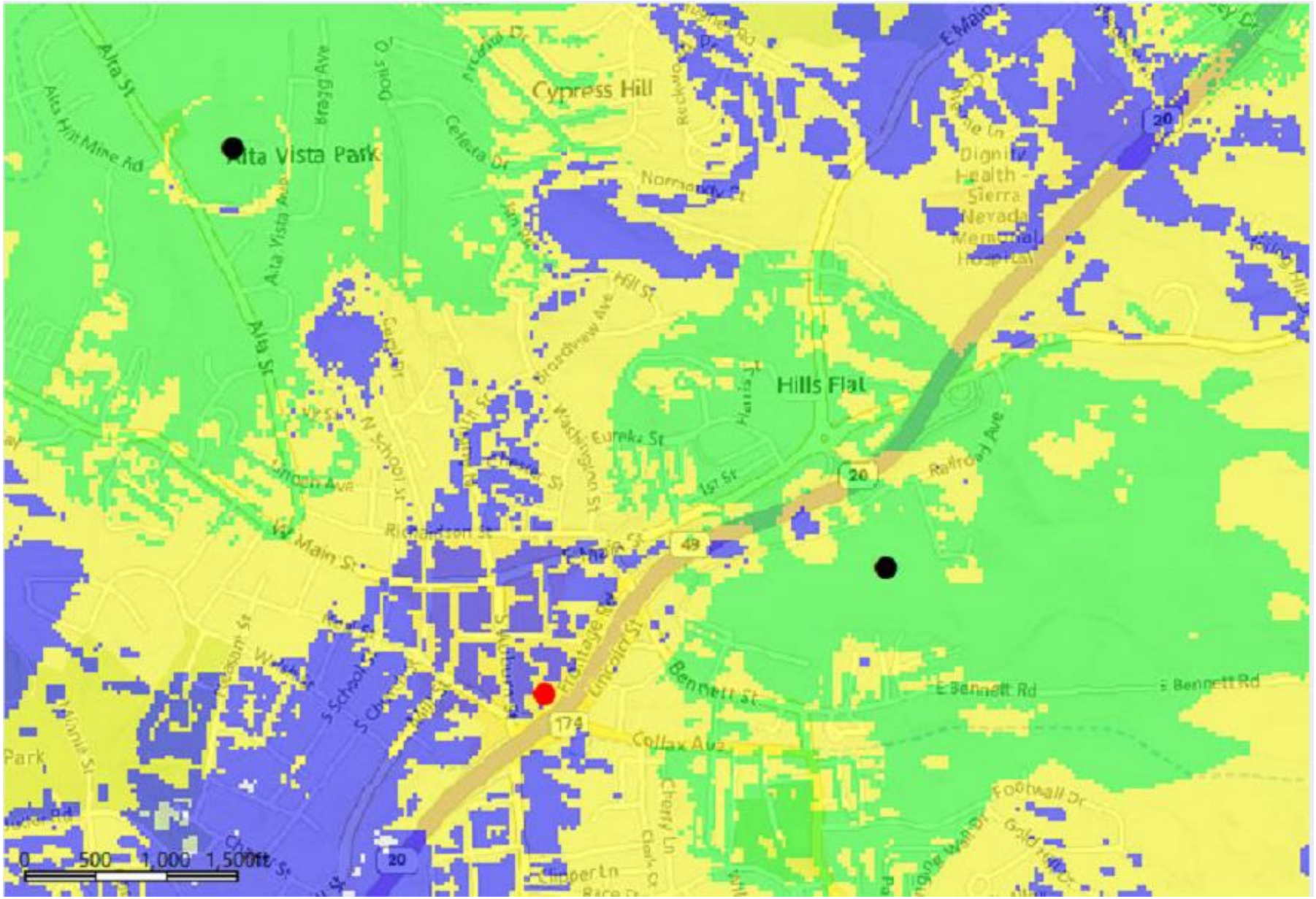
Coverage without Clock Tower - LTE 700

ATTACHMENT 9

Item # 2.



Legends

	Reliable Service Indoors / outdoors
	Reliable service in Transit / Less Reliable service indoor
	Reliable service outdoors only
	Clock Tower Site
	Surrounding Existing Sites

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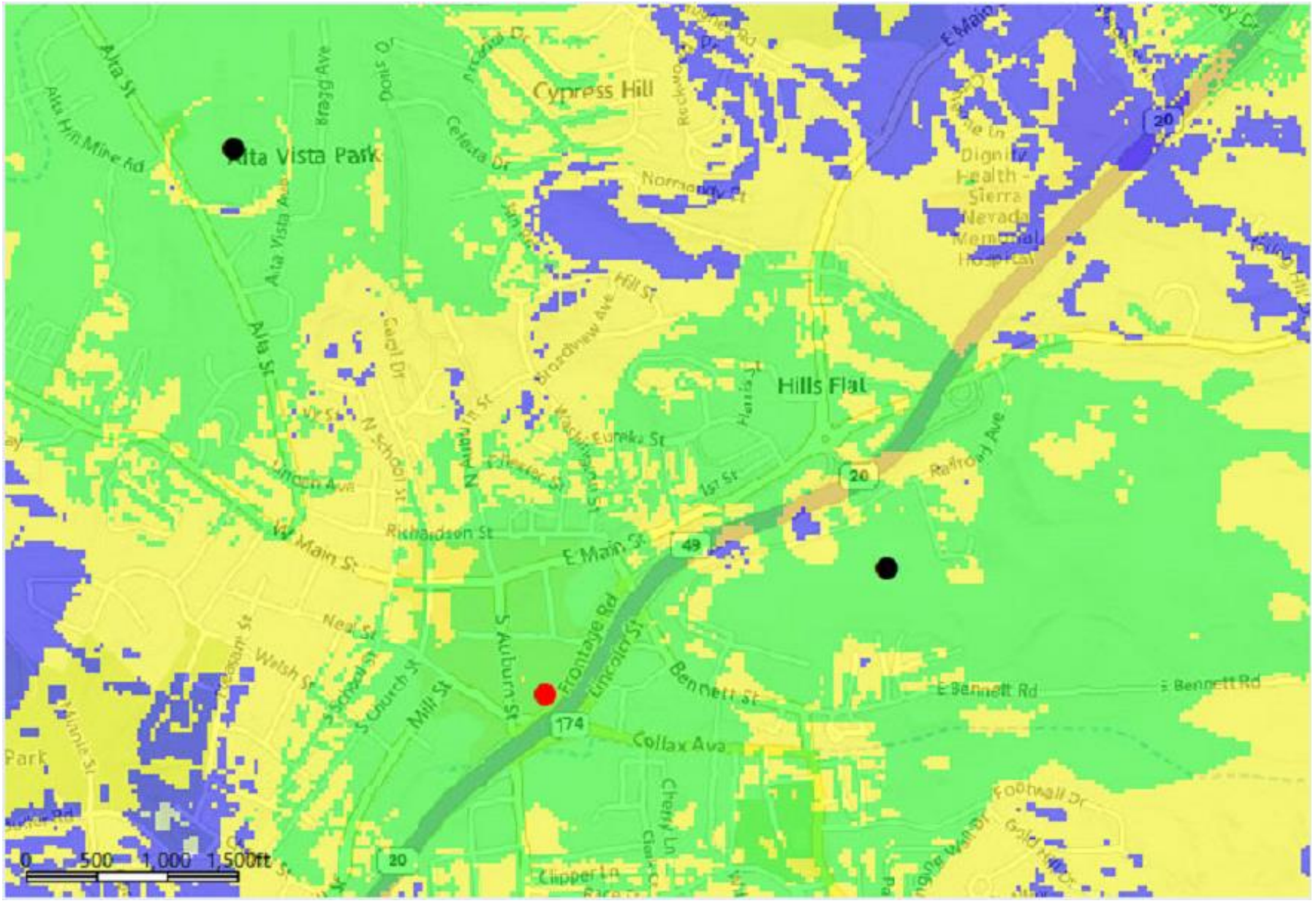
AT&T Business

Existing Coverage LTE 700 + Clock Tower at 65’

ATTACHMENT 9



Legends

	Reliable Service Indoors / outdoors
	Reliable service in Transit / Less Reliable service indoor
	Reliable service outdoors only
	Clock Tower Site
	Surrounding Existing Sites

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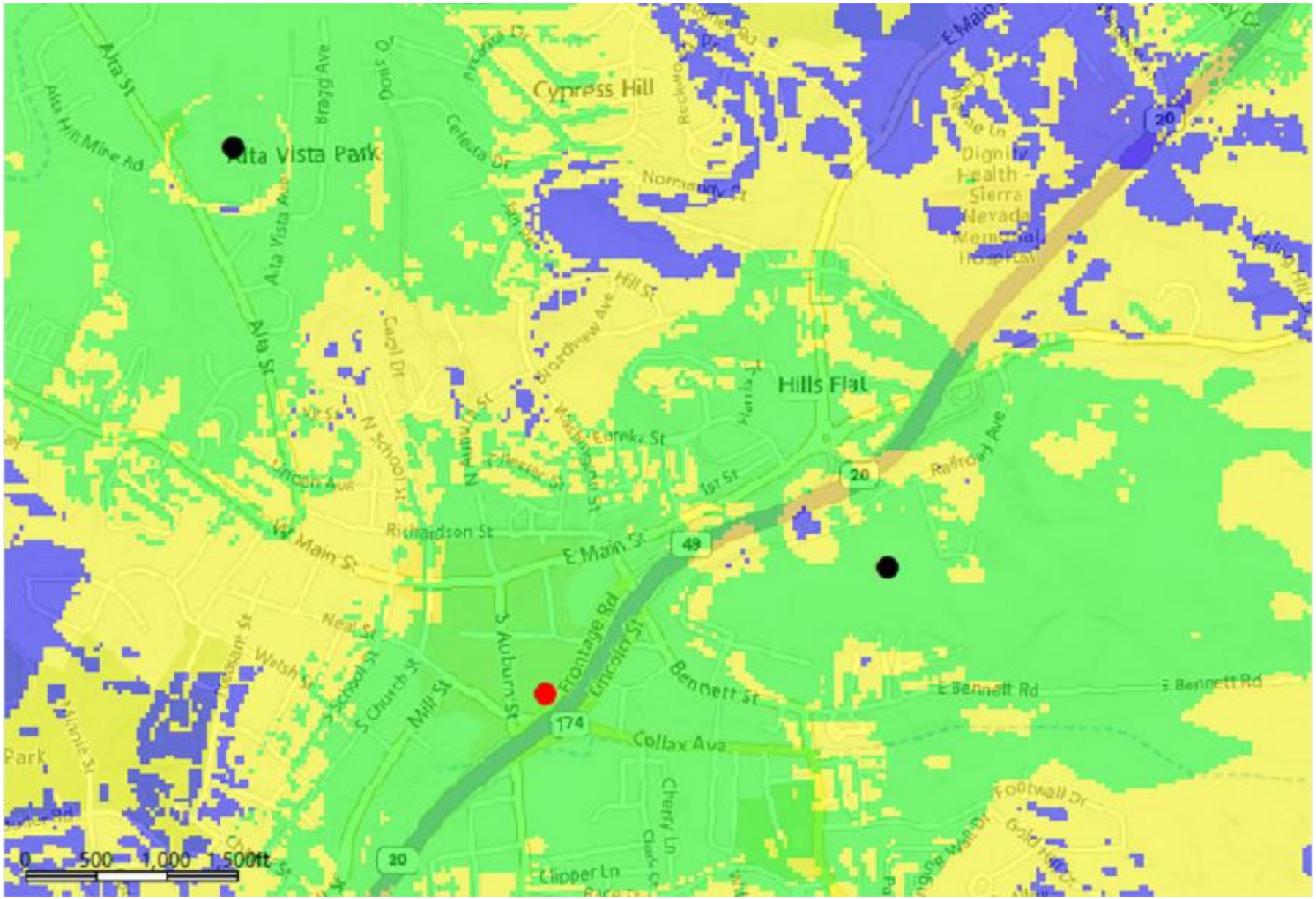
AT&T Business

Existing Coverage LTE 700 + Clock Tower at 70’

ATTACHMENT 9

Item # 2



Legends

	Reliable Service Indoors / outdoors
	Reliable service in Transit / Less Reliable service indoor
	Reliable service outdoors only
	Clock Tower Site
	Surrounding Existing Sites

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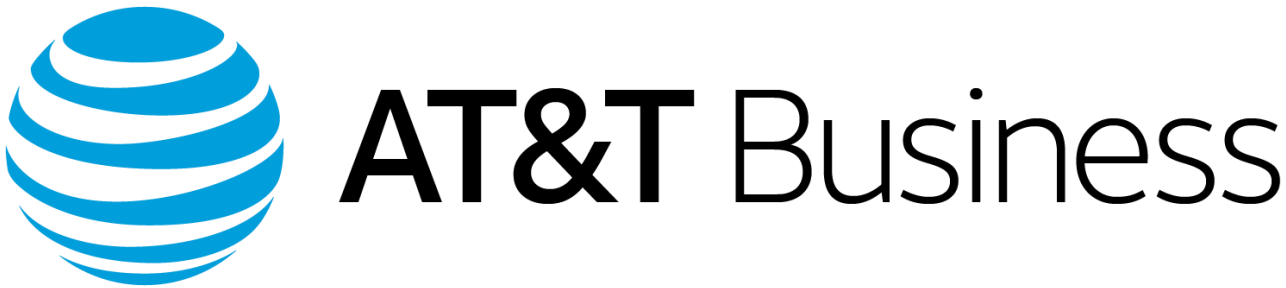
AT&T Business


AT&T Business

on Behalf of

Co-Locations and Alternative Site Analysis Report

DEVELOPMENT APPLICATION FOR AT&T SITE "Gold Miners Inn"

AT&T SITE NUMBER: CVL01084

AUTHORIZED AGENT:

51 WIRELESS GROUP, LLC.

ZONING MANAGER:

NICK TAGAS; 916-990-1446; Nick.Tagas@51wireless.net

PROPERTY OWNER: Gold Miners Inn, LLC.

APN: 008-373-018-000

109 Bank Street, Grass Valley, CA 95945

- **PROJECT'S BACKGROUND AND OBJECTIVES**
- **SEARCH RING'S DESCRIPTION AND OBJECTIVES**
- **POTENTIAL CO-LOCATIONS**
- **ALTERNATIVE SITE ANALYSIS**
- **CONCLUSION**

on Behalf of

Project Background and objectives:

AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) at 109 Bank Street, Grass Valley, CA 95945 ("Gold Miners Inn") APN 008-373-018-000 in the downtown of Grass Valley, CA located in Nevada County in order to provide wireless telecommunication services in the coverage area in order to service a significant gap in LTE coverage for AT&T's customers in Grass Valley, CA. This proposed facility will vastly improve 4G, 5G, LTE services within this portion of Nevada County.

AT&T has chosen the least intrusive viable site location that will fill this significant gap in coverage and to this part of Calaveras County, CA. AT&T analyzed five (5) existing collocatable facilities and six (6) additional properties for a new wireless facility. This report provides further context into why the existing facilities are not viable to serve the downtown of Grass Valley and why Gold Miners Inn was chosen as the primary and preferred location compared to the other five (5) additional properties where no existing telecom facilities exist.

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51 wireless
SOLUTIONS FOR THE WIRELESS CENTURY

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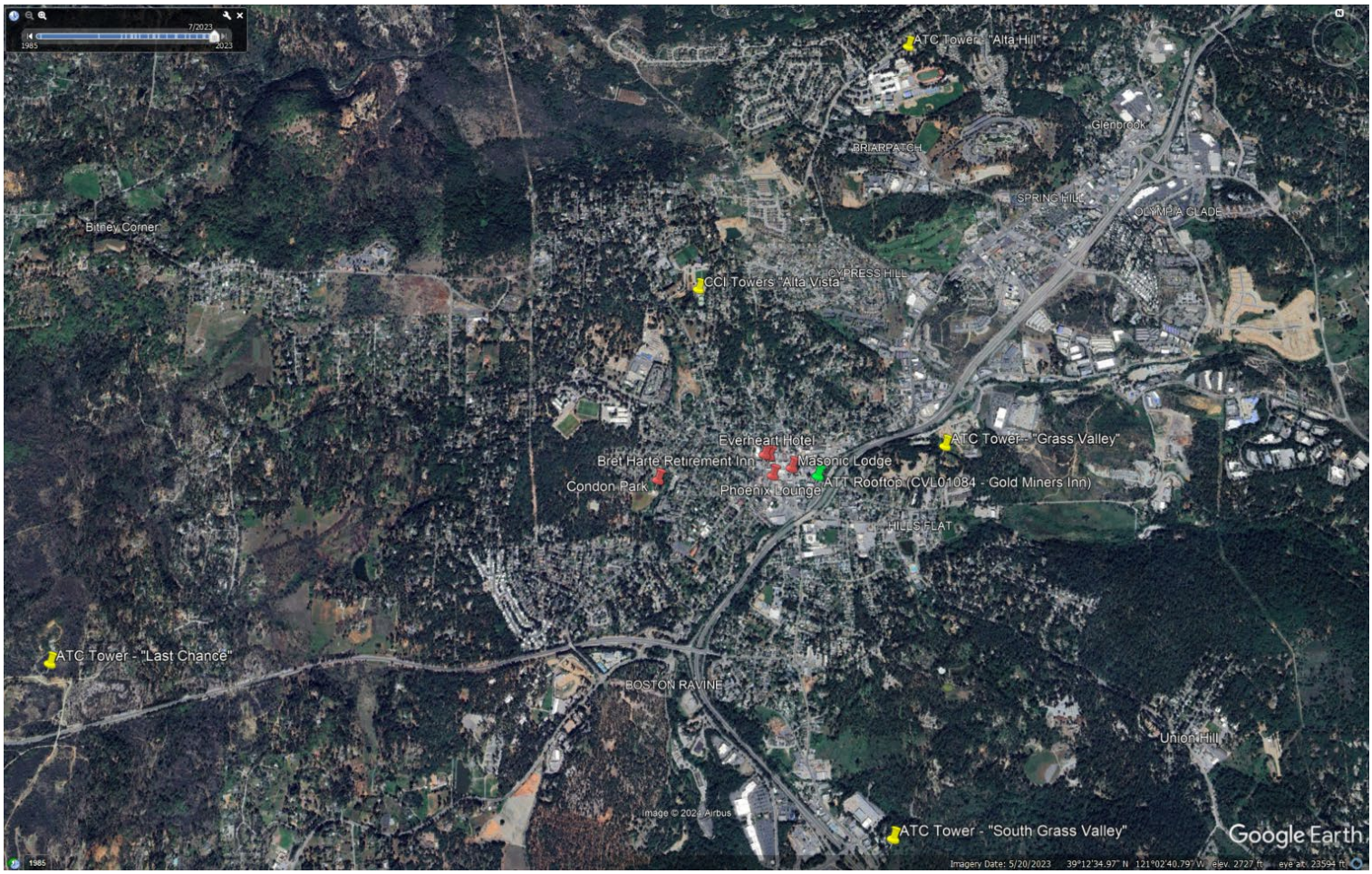
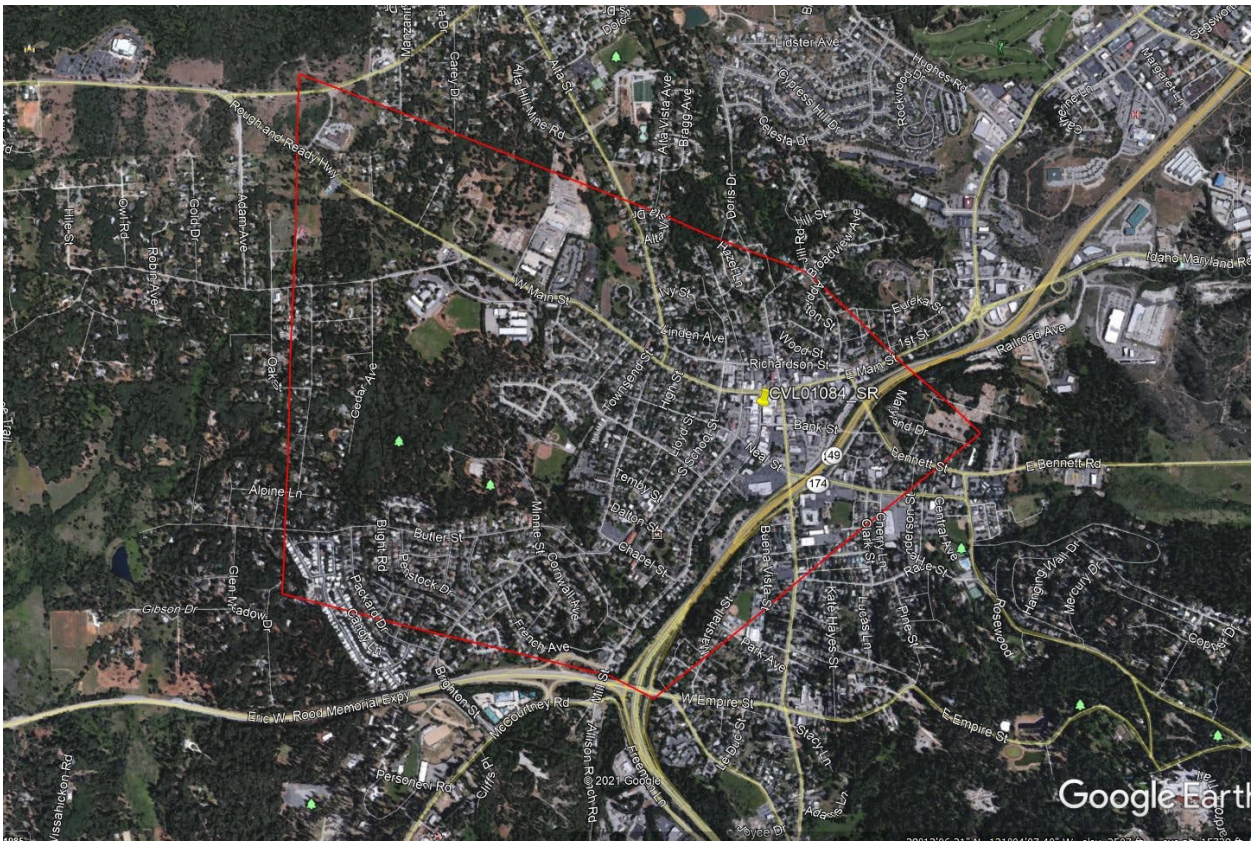
at&t

Search Ring's Description and Objectives:



AT&T's coverage objectives are to provide reliable LTE wireless services to the Downtown of Grass Valley, CA. Due to the topography, existing structures of the downtown and due to the already existing facilities outside of the downtown, a new facility centrally located in the downtown is needed in order to provide these vital services to the residents, business owners, and visitors of Grass Valley. The map below demonstrates the search ring area AT&T requires a new facility to be located in, in order to service this need.

on Behalf of



Gold Miners Inn is the least intrusive option in the area given it is a stealth faux clock tower that will blend into the existing architectural features of the Historic Downtown of Grass Valley and there were no other options available that were less intrusive to the area.

51 wireless
SOLUTIONS FOR THE WIRELESS CENTURY

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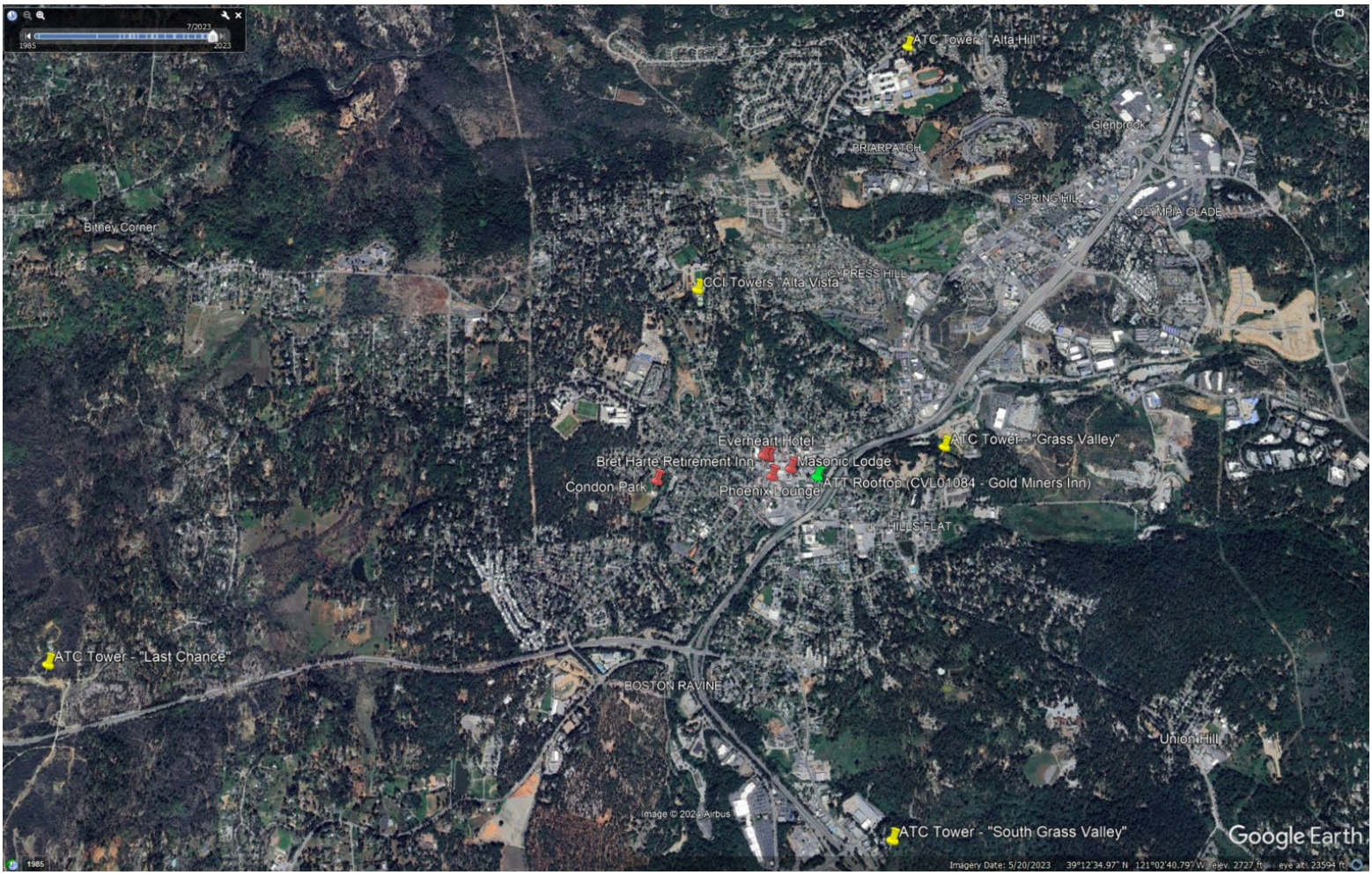
Potential Co-locations:

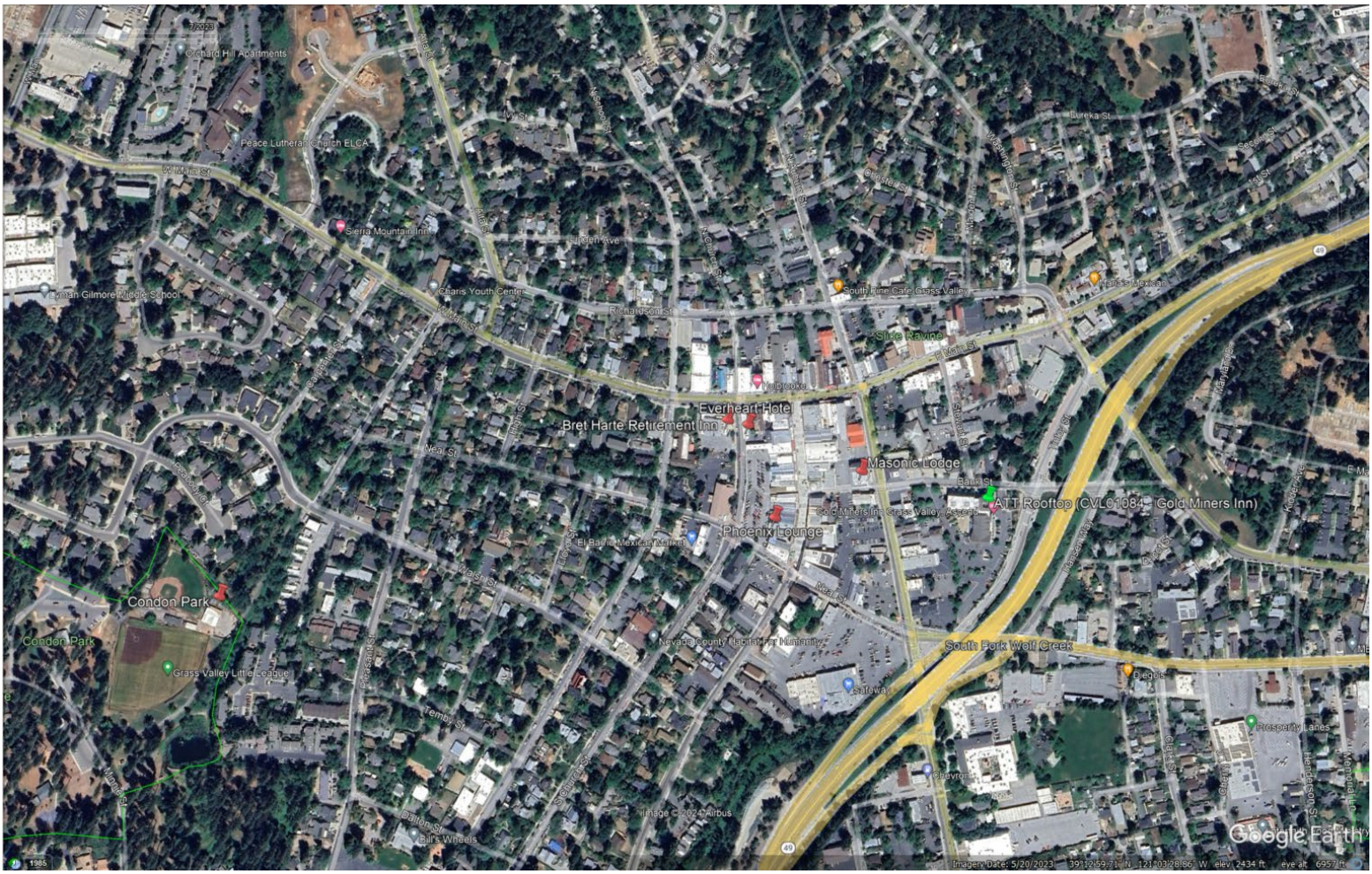


AT&T investigated five (5) existing facilities in and around Downtwon Grass Valley, CA before looking at properties where no wireless facilities exist. All five (5) of these existing faciclties were disqualified for the following reasons.

1. **ATC Tower – "Last Chance"**: This tower is approximately 2.70 miles south-west of the downtown as the crow flies and would not be able to fulfill the service objective for the downtown.
2. **ATC Tower – "South Grass Valley":** This tower is approximately 1.37 miles south of the downtown as the crow flies and would not be able to fulfill the service objective for the downtown.

3. **ATC Tower – "Grass Valley":** AT&T is already located on this tower and provides service to a different area for more rural residential customers east of Highway 20 and South towards "Hills Flat" and North of Highway 20.
4. **CCI Tower – "Alta Vista":** AT&T is already on this tower and provides service to customers in the rural residential parts of that area.
5. **ATC Tower – "Alta Hill":** This tower is 1.72 miles north of the downtown as the corw flies and is too far away to service the downtown.

Alternative Site Analysis:



AT&T then investigated six (6) parcels where no facilitis exist to detrine their feasibility and viability for a new unamnned wireless facility. Below is a detailed explaantion why five (5) of them failed and why AT&T chose the sixth (6) candidate called "Gold Miners Inn".

on Behalf of

1. Condon Park:
Due to the City of Grass Valley Zoning Code, there was no feasible way to install a new free-standing tower tall enough to reach the downtown of Grass Valley while adhering to setbacks as related to new facilities located near residential parcels. Also, it was assumed that there would be significant opposition to a new free standing cell tower in this park and its proximity to single family homes.

2. Bret Harte Hotel:
AT&T sent a letter of interest to the Hotel and never received any feedback or desire by the Landlord to entertain a rooftop colocation proposal. Conversely, due to the use of the hotel as being a long-term residential use, and the age of the building and materials, there was no safe or feasible method to construct a rooftop facility here.

3. Everheart Hotel:
AT&T sent a letter of interest to the Hotel and never received any feedback or desire by the Landlord to entertain a rooftop colocation proposal.

4. Phoenix Lounge:
AT&T and Landlord agreed to terms and executed a lease agreement, however once design and engineering were completed, it was confirmed that due to the age of the building and materials used, there was no feasible or viable way to construct a rooftop facility here.

5. Masonic Lodge:
AT&T and Landlord agreed to terms and executed a lease agreement, however once AT&T went through the use permit process, Planning and the Historic Commission confirmed that they would not be able to support the project due to the historic designation of the Masonic Building. The panning Department asked AT&T to explore co-locating on the Gold Miners Inn since it is not a designated Historic Building.

6. Gold Miners Inn:
AT&T and Landlord agreed to terms and executed a lease agreement and is now presenting this candidate as the preferred and most feasible candidate.

Conclusion:

Gold Miners Inn meets AT&T's coverage and capacity objectives for this area of Downtown Grass Valley, CA thus improving and enhancing wireless services for residents, visitors, and first responders. The faux clock tower design has been chosen to fit in with the downtown nature of the area. Overall, this site location is the least impactful and least visually intrusive location within the Search Ring that fills AT&T's gap in coverage and capacity.

Alternate Site Analysis – Response from Applicant (Requested by City Staff)

Alternate Candidate Sites

Applicant Justification - Why Alternate Candidate Sites Will Not Work

Number	Address	Distance	ASML	Latitude	Longitude	Min Height (ft.)	Comments
1	145 East Main Street (foundry site)	0.25	2457	39.218936	-121.059929	70	outside SR and too short
2	185 East Main St. (post office)	0.25	2447	39.219233	-121.059632	70	outside SR and too short
3	228 Bennett St. – Dow Alexander Park	0.25	2427	39.218139	-121.058461	85	Location is not optomized to address the area with lack of coverage
4	100 Block of Bennett St. - Bright Future	0.25	2460	39.217766	-121.057714	85	Location is not optomized to address the area with lack of coverage
5	131 Colfax Avenue City-owned parcel	0.25	2440	39.21616	-121.06031	85	Location is not optomized to address the area with lack of coverage
6	109 Neal St. – Safeway	0.25	2427	39.216321	-121.0629	85	Location is not optomized to address the area with lack of coverage
7	309 Neal St. - El Barrio Bldg	0.25	2473	39.217789	-121.064606	75	Outside SR area. Won't meet the objective of the SR.
8	305 Neal St. - Tri-Counties Bank	0.25	2477	39.217644	-121.064325	75	Outside SR area. Won't meet the objective of the SR.
9	134 South Church Street -Bank of America Parking Lot	0.25	2477	39.218367	-121.064264	75	Outside SR area. Won't meet the objective of the SR.
10	109 South School St. - Elk's Lodge	0.25	2506	39.218768	-121.064401	75	Outside SR area. Won't meet the objective of the SR.
11	100 South Church St. - Brett Harte Parking Lot	0.25	2467	39.218744	-121.064105	75	Outside SR area. Won't meet the objective of the SR.
12	314 West Main St. - Center for the Arts	0.25	2506	39.219826	-121.064239	75	Outside SR area. Won't meet the objective of the SR.
13	120 North Auburn Miner's Office Complex	0.25	2460	39.219484	-121.062458	75	Outside SR area. Won't meet the objective of the SR.
14	210 North Auburn – Court Yard Suites	0.25	2450	39.220579	-121.063067	75	Outside SR area. Won't meet the objective of the SR.
15	441 Central Avenue - Memorial Park	0.5	2440	39.214518	-121.055231	75	Outside SR area. Won't meet the objective of the SR.
16	140 Park Avenue - Silver Springs HS	0.5	2493	39.212122	-121.064361	90	Outside SR area. Won't meet the objective of the SR.
17	425 Dalton - Saint Mary's Academy	0.5	2480	39.214986	-121.069125	90	Outside SR area. Won't meet the objective of the SR.
18	Cemetery (Kidder Avenue - Co-locate on Existing Pole	0.5	2552	39.219183	-121.05235	N/A	Existing AT&T Cell Site
19	660 Minnie Street - Condon Park	1	2490	39.217352	-121.073274	N/A	Outside SR area. Won't meet the objective of the SR. too far from the approved candidate
20	1036 Rough and Ready Hwy - NID facility	1	2608	39.223355	-121.072562	N/A	Outside SR area. Won't meet the objective of the SR. too far from the approved candidate
21	808 Alta Vista Ave. Water Treatment Facility	1	2664	39.227907	-121.067989	N/A	Existing AT&T Cell Site
22	380 Railroad Ave. -Hill's Flat	1	2539	39.222159	-121.048271	N/A	Outside SR area. Won't meet the objective of the SR. Existing coverage good
23	625 Idaho-Maryland Rd – DeMartini's	1		39.220685	-121.046484	N/A	Outside SR area. Won't meet the objective of the SR. Existing coverage good

Original Provided Document from Applicant (via email 4/17/26) - Excel Spreadsheet)

Alternative Site Analysis – Response from Applicant (Requested by City Staff)

Number	Address	Distance	ASML	Latitude
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8	305 Neal St. - Tri-Counties Bank	0.25	2477	39.217644
9	134 South Church Street -Bank of America Parking Lot	0.25	2477	39.218367
10	109 South School St. - Elk's Lodge	0.25	2506	39.218768
11	100 South Church St. - Brett Harte Parking Lot	0.25	2467	39.218744
12	314 West Main St. - Center for the Arts	0.25	2506	39.219826
13	120 North Auburn Miner's Office Complex	0.25	2460	39.219484
14	210 North Auburn – Court Yard Suites	0.25	2450	39.220579
15	441 Central Avenue - Memorial Park	0.5	2440	39.214518
16	140 Park Avenue - Silver Springs HS	0.5	2493	39.212122
17	425 Dalton - Saint Mary's Academy	0.5	2480	39.214986
18	Cemetery (Kidder Avenue - Co-locate on Existing Pole	0.5	2552	39.219183
19	660 Minnie Street - Condon Park	1	2490	39.217352
20	1036 Rough and Ready Hwy - NID facility	1	2608	39.223355
21	808 Alta Vista Ave. Water Treatment Facility	1	2664	39.227907
22	380 Railroad Ave. -Hill's Flat	1	2539	39.222159
23	625 Idaho-Maryland Rd – DeMartini's	1		39.220685

This document is a PDF conversion of the original/received Excel Spreadheet from Applicant (via email 4/17/26)

	Longitude	Min Height (ft.)	
1	-121.059929		70
2	-121.059632		70
3	-121.058461		85
4	-121.057714		85
5	-121.06031		85
6	-121.0629		85
7	-121.064606		75
8	-121.064325		75
9	-121.064264		75
10	-121.064401		75
11	-121.064105		75
12	-121.064239		75
13	-121.062458		75
14	-121.063067		75
15	-121.055231		75
16	-121.064361		90
17	-121.069125		90
18	-121.05235	N/A	
19	-121.073274	N/A	
20	-121.072562	N/A	
21	-121.067989	N/A	
22	-121.048271	N/A	
23	-121.046484	N/A	

This document is a PDF conversion of the original/received Excel Spreadheet from Applicant (via email 4/17/26)

Applicant Justification - Why Alternate candidate Sites Will Not Work

	Comments
1	outside SR and too short
2	outside SR and too short
3	Location is not optomized to address the area with lack of coverage
4	Location is not optomized to address the area with lack of coverage
5	Location is not optomized to address the area with lack of coverage
6	Location is not optomized to address the area with lack of coverage
7	Outside SR area. Won't meet the objective of the SR.
8	Outside SR area. Won't meet the objective of the SR.
9	Outside SR area. Won't meet the objective of the SR.
10	Outside SR area. Won't meet the objective of the SR.
11	Outside SR area. Won't meet the objective of the SR.
12	Outside SR area. Won't meet the objective of the SR.
13	Outside SR area. Won't meet the objective of the SR.
14	Outside SR area. Won't meet the objective of the SR.
15	Outside SR area. Won't meet the objective of the SR.
16	Outside SR area. Won't meet the objective of the SR.
17	Outside SR area. Won't meet the objective of the SR.
18	Existing AT&T Cell Site
19	Outside SR area. Won't meet the objective of the SR. too far from the approved candidate
20	Outside SR area. Won't meet the objective of the SR. too far from the approved candidate
21	Existing AT&T Cell Site
22	Outside SR area. Won't meet the objective of the SR. Existing coverage good
23	Outside SR area. Won't meet the objective of the SR. Existing coverage good

This document is a PDF conversion of the original/received Excel Spreadheet from Applicant (via email 4/17/26)

ATTACHMENT 11

Item # 2

Outlook

RE: 25PLN-11 Use Permit Review - CVL01084 (Gold Miners Inn) - Planning and Permitting Notice of Missing or Incomplete Items

From Nick Tagas <nick.tagas@51wireless.net>
Date Fri 4/17/2026 9:45 AM
To Vanessa Franken <vfranken@grassvalleyca.gov>; Robert May <rmay@chwlaw.us>; David Ruderman <druderman@chwlaw.us>
Cc Amy Kesler-Wolfson <awolfson@grassvalleyca.gov>; Taylor Whittingslow <twhittingslow@grassvalleyca.gov>; Alex Gammelgard <agammelgard@grassvalleyca.gov>

2 attachments (273 KB)
CVL01084 Alt Candidates_RAN Feedback.xlsx; Map .jpg;

Good Morning Vanessa,

And happy Friday! Please find attached spreadsheet that describes the investigation into the alternative candidates that were analyzed which the city brought to our attention as needing to further investigate for viability.

The only candidate that was not included in this list was the Freemason Building. The reason it is not included is already described in our alternative site analysis which is with the city as part of our complete application. AT&T originally signed a lease with Freemasons and submitted a Use Permit to the city for a rooftop collocation on their building and the city rejected it at the Historic Commission Meeting. Because of the historic designation of the building, the former Senior Planner of the city advised the Historic Commission to reject the project and Commission agreed to reject anything on that building. Which is why we ended up working with the Hotel.

Also attached is a map of all the locations the city asked us to further investigate. Please review these documents carefully and let me know if you have any further questions or need any clarification from me prior to the DRC meeting.

Sincerely,

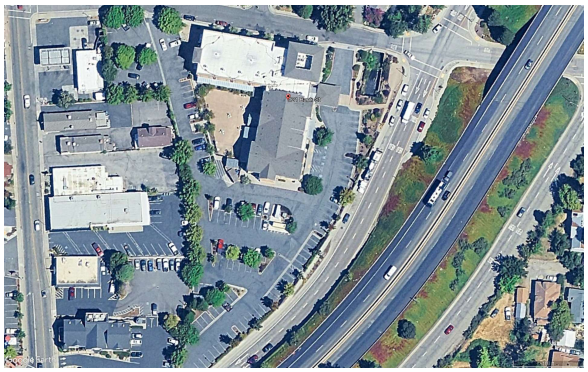
Nicholas Tagas
51 Wireless, LLC.
4930 Pacific Street
Rocklin, CA 95677
916-990-1446
Nick.Tagas@51wireless.net

51 wireless
SOLUTIONS FOR THE WIRELESS CENTURY

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Prepared For AT&T Mobility, LLC

Site Name:	Gold Miners Inn
FA#:	15541206
USID:	327798
Site ID:	CVL01084
EBI Project Number:	250056395PR
Address:	121 Bank Street Grass Valley, CA 95945
County:	Nevada
Latitude:	39.2169
Longitude:	-121.0609
Structure Type:	Clock Tower
Ordering Company:	NextEdge West Region
IWM Job:	WSSFR0018811
RFDS ID:	RFDS-39742
Report Writer:	Colin Mounce
Report Date:	28 December 2025



Statement of Compliance

Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if the mitigation recommendations in in Section 3.0 are implemented.

Table of Contents

1. Executive Summary 3
2. Predicted Emissions 4
3. Mitigation Recommendations 5
4. Limitations 9
5. Appendices 10
Appendix A: Certifications 11
Appendix B: RF Exposure Policy Requirements 13
Appendix C: AT&T Signage and Mitigation 14
Appendix D: Federal Communications Commission (FCC) Requirements 15
Appendix E: RF Compliance Simulation Software 18

1. Executive Summary

Purpose of Report

EBI Consulting has been contracted by AT&T Mobility, LLC to provide a Radio Frequency Electromagnetic Energy (RF-EME) compliance analysis and report for the above listed AT&T base station facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. The Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public 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.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of recommended signage

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Table 1: Compliance Status	
Max Predictive Spatial Average MPE% at Ground Level (General Public):	11.96%
AT&T Mobility Site Compliance:	Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if the mitigation recommendations in in Section 3.0 are implemented.

Table 2: Documents Used to Prepare This Report	
Construction Drawings	AT&T-CVL01084-GoldMinersInn-NSB-ZD90-12-16-25
RFDS	RFDS-39742_CVL01084_Design Extract

2. Predicted Emissions

This section details predicted RF emissions levels present on any on-site applicable walking/working surfaces identified as well as applicable off-site areas, such as ground level or other points of interest, such as adjacent buildings. Results are provided as a percentage of the FCC OET 65 standard (unless otherwise specified).

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas and other carrier antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC requirements, as well as AT&T's corporate RF safety policies.

The assumptions used and inputs modelled are based upon information provided by AT&T and information gathered from other sources. No other carrier antennas were observed on the Clock Tower.

Information about the RF Compliance software and calculation methodology used are detailed in Appendix E: RF Compliance Simulation Software. Scale maps are included in highlighting mitigation strategies deployed or proposed to ensure EMF compliance, where applicable, as shown in Section 0: .

3. Mitigation Recommendations

To reduce the risk of exposure and/or injury, EBI recommends that access to the Clock Tower or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended as presented below. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies. Workers or members of the general public accessing areas directly in front of the other carrier antennas should contact the carrier and/or landlord to determine appropriate setbacks or measures to safely occupy those areas.

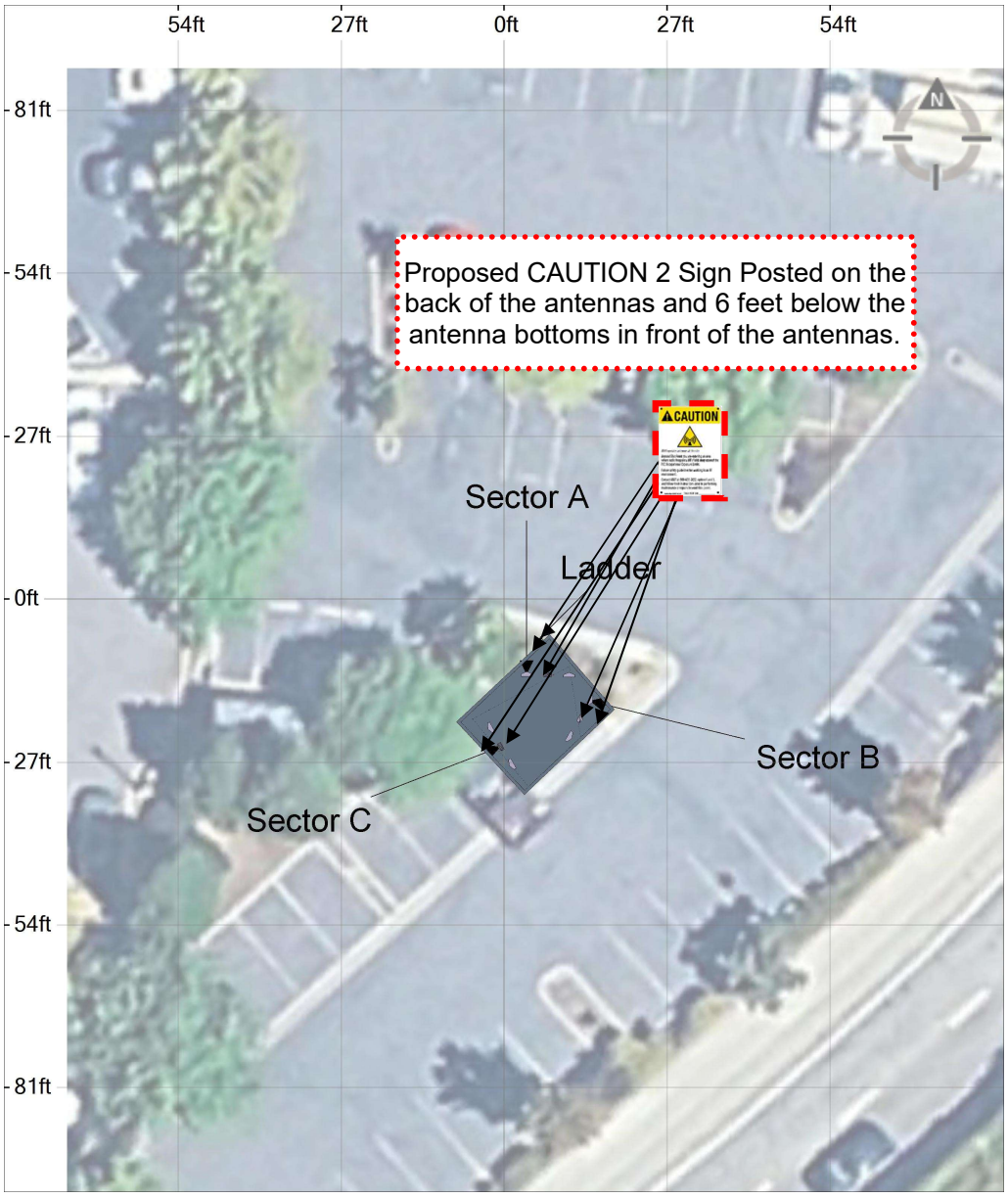
Table 3: Recommended Mitigation

Location	Proposed Signage	Proposed Barrier(s)
Access Point(s)	▪ None	None
Alpha Sector	▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas.	None
Beta Sector	▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas.	None
Gamma Sector	▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas.	None

Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented below. It is important to note that this Signage Plan is specific for AT&T antennas only and does not address RF emissions of other carrier antennas.

All workers and individuals accessing the Clock Tower or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

Mitigation Overview Zoning



Items to be removed

Existing Signs

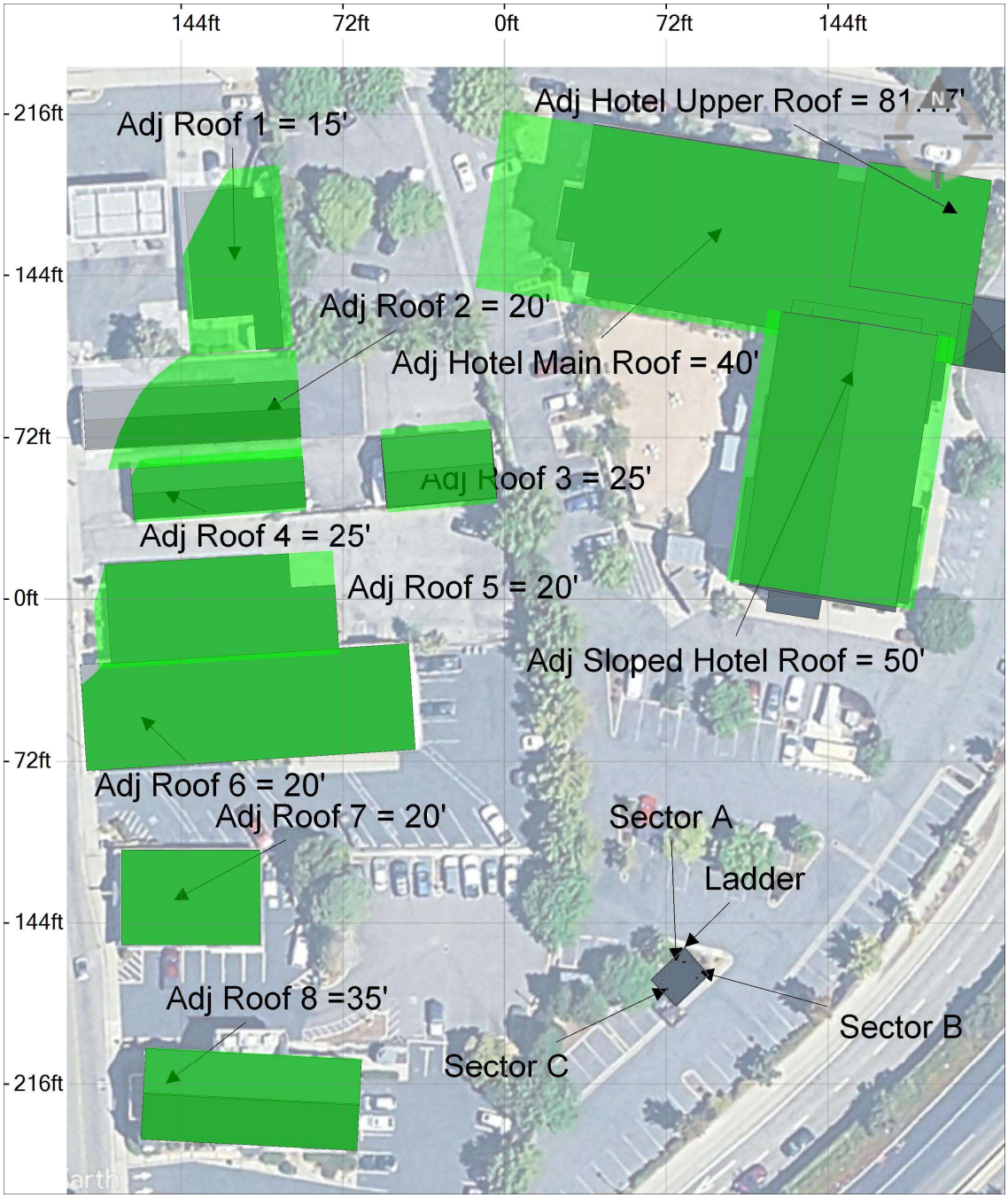
Proposed Signs

Existing Barriers

Proposed Barriers

Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D

Exposure Threshold - All Adjacent Roofs



Predicted Emissions by Walking Surface				
Walking Surface	**Contributing Operator**	**Averaging Scheme**	**Max Value**	**Unit**
Adj Hotel Main Roof	All	3 point (6 ft range, 3 ft samples)	14.05	% of FCC OET 65 Public
Adj Hotel Sloped Roof	All	3 point (6 ft range, 3 ft samples)	37.28	% of FCC OET 65 Public
Adj Hotel Upper Roof	All	3 point (6 ft range, 3 ft samples)	8.563	% of FCC OET 65 Public
Ground Level	All	3 point (6 ft range, 3 ft samples)	11.96	% of FCC OET 65 Public

4. Limitations

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of the trade, albeit proprietary in specific content, including other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment Include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

5. Appendices

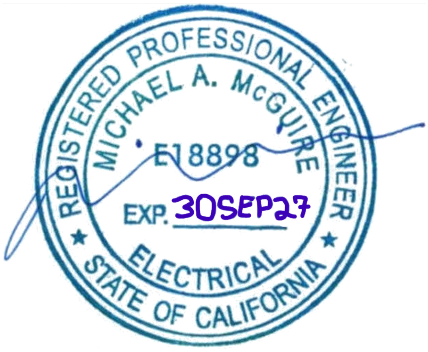
Appendix A: Certifications

Report Preparer Certification

I, Colin Mounce, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modelling using IXUS™ modelling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Reviewed and Approved by:



sealed 29dec2025

Michael McGuire
Electrical Engineer
mike@h2dc.com

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

Appendix B: RF Exposure Policy Requirements

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated May 27, 2015, requires that:

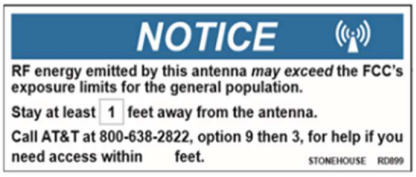
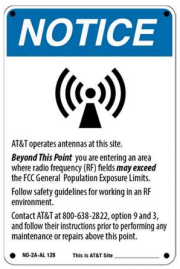
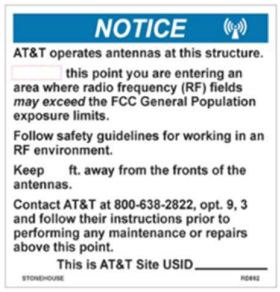
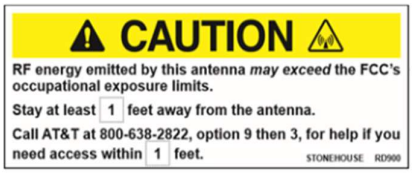
1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Appendix C: AT&T Signage and Mitigation

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	**2.5" x 6.5" NOTICE DECAL**	**SAFETY INSTRUCTIONS**	 **NOTICE 2**
	**7" x 7" NOTICE SIGN**	**CAUTION 2 – ROOFTOP**	**CAUTION 2A**
	**2.5" x 6.5" CAUTION DECAL**	**CAUTION 2B - TOWER**	**CAUTION 2C**
	7" x 7" CAUTION SIGN	**WARNING 1B**	**WARNING 2A**

Appendix D: Federal Communications Commission (FCC) Requirements

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

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

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

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

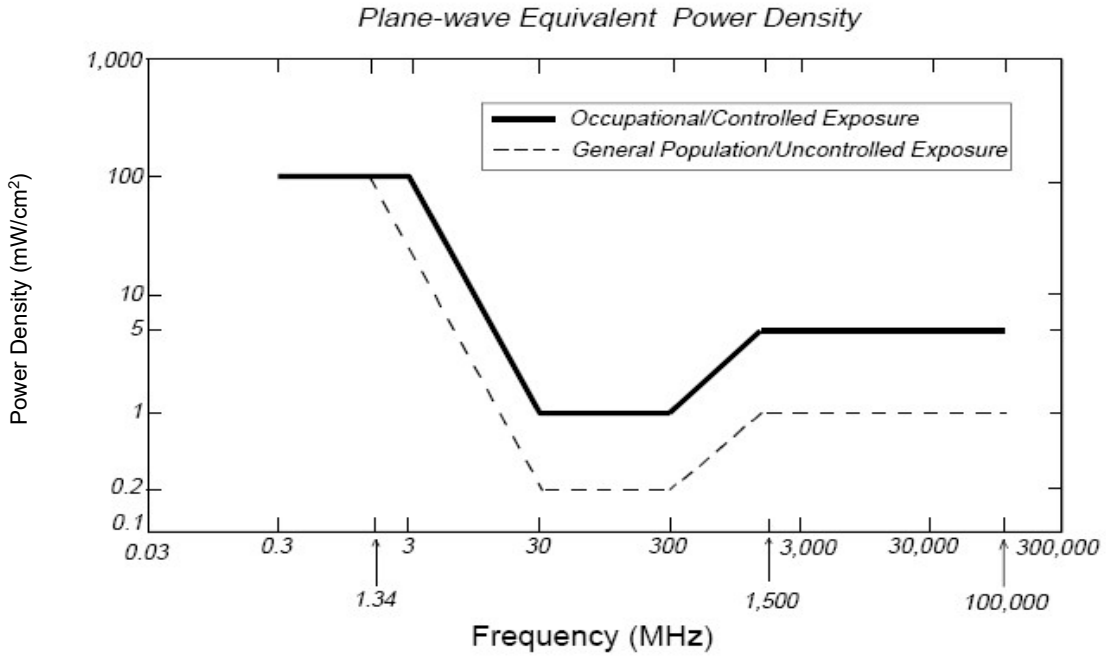
Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a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

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE limit is 2.33 mW/cm^2 and an uncontrolled MPE limit of 0.47 mW/cm^2. For the AT&T equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

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

f = Frequency in (MHz)
* Plane-wave equivalent power density

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



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

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

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

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

FCC Compliance Requirement

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

Appendix E: RF Compliance Simulation Software

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

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

IXUS Version Number: 4.16 (0)2025.3.0 (Calculator: 2025.3).
Compliance Exposure Standard: FCC OET 65.

DRAFT CONDITIONS OF APPROVAL

Application Number:	25PLN-0011
Applicant:	Nick Tagas, 51 Wireless – On behalf of AT&T (Applicant/Representative)/Nick Hayhurst (Property Owner)
Location/APNs:	109 Bank Street, Grass Valley, CA 95945 (APN: 008-373-018)
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.

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.

BUILDING DIVISION

1. Obtain a building permit for all applicable work.

FIRE MARSHAL

1. Access: Roadways installed and maintained by the cellular company solely for maintenance of their equipment shall be deemed adequate for fire prevention inspection. Roadways to the cellular site shall not be required to be installed and maintained to support fire engine apparatus.

2. Gates and Barriers: Gates or other barriers across cell site access roads which also serve as fire access roadways shall provide a rapid reliable access by means of a key box so as to provide immediate access for life safety or firefighting purposes. The key box shall be located in an accessible location. The location must be approved by the Fire Authority Having Jurisdiction (FAHJ) and the key box must be ordered through the local FAHJ. Note: Keys are different for different fire agencies throughout the County. Gates or barriers across cell site access roads that do not also serve as fire access roads are unregulated by this policy.

3. Construction – Structure Proposed: Cellular facilities that propose structures to enclose cellular cabinets and equipment must meet the following requirements:
   a. Exterior walls must be non-combustible. (Example: masonry, 2-hour rated steel, etc.)
   b. Eaves must be enclosed with fire-resistive material (Example: stucco, cement fiber board).
   c. Roofs must be class “A” assemblies with edge protection.
   d. Openings must be protected with fire-rated assemblies.

4. Construction – Structure Not Proposed: Cellular facilities that do not propose to enclose the cellular cabinets and equipment with a structure must meet the following requirements:
   e. A masonry block wall with a minimum thickness of 6-inches must be installed around all sides of the facility facing combustible vegetation to prevent ignition of vegetation.

5. Fuel modification: Cellular facilities that cannot be self-protected as outlined in #3 or #4 above must maintain a minimum 30 foot of fuel modification on all sides of the cellular facility or as required under the County’s Defensible Space for Fire Protection Ordinance.

6. Facility Standby Power: Emergency power or uninterrupted power supplies shall be accordance with Chapter 54 and/or 57 of the California Fire Code. Sign(s) designed in accordance with National Fire Protection Association Standard 704 must be posted on the structure.

7. Fire Protection System: The local FAHJ shall approve, prior to installation or modification, any Fire Protection Systems and Equipment.

8. Fire Radio Interference: The proposed telecommunications equipment, cell tower, and GPS signals shall not create interference with fire department radio communication.

PLANNING DIVISION

1. Potential noise associated with the facility and proposed camlock generator will be subject to City noise standards, (Chapter 8.28 - Noise). Manufacturer noise specification for equipment is required at time of building permit submittal.

2. Should the tower ever become non-operational, contract with the property owner become null, or the tower should become severely damaged to warrant removal, removal of the facility shall be conducted within a reasonable timeframe and all fees associated with removal are the responsibility of the applicant and/or facility operator.

3. The exterior of the clock tower shall be maintained in a clean and orderly condition, free of visible staining/dust, discoloration, graffiti or deterioration. The property owner shall perform exterior cleaning (pressure washing) and exterior maintenance (painting, replacement of details, non-functional clock, etc.) of the tower as needed, but no less than once annually. Upon request by the Planning Division, the applicant and/or facility operator shall provide documentation (invoice[s]) demonstrating compliance with this requirement.

4. Any parking lot landscape that outside of the required 30-foot fuel modification area that is removed/negatively impacted by construction shall be replaced.

5. Project proponent is responsible for recordation payment of the adopted Mitigated Negative Declaration (MND [SCH: 2026040727]) and Notice of Determination. Nevada County Recorder fees and the applicable CA Department of Fish and Wildlife (CDFW) fees at time of filing for the ISMND is required to be paid and is the responsibility of the applicant/operator. The current 2026 CDFW fees are $3,043.75.
   - 2026 CDFW Fees: https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees

6. A copy of the recorded document shall be provided to the Planning Department. An Official Recorder's copy shall be mailed to the address below. Applicable Recorder copy fees are the responsibility of the project proponent. The Planning Division is the lead agency and is required to publish the recorded document to the State Clearinghouse within (5) days of project approval.

7. Project proponent shall satisfy required Mitigation Measures from adopted Mitigation Monitoring and Reporting Program (MMRP)

FIRE MARSHAL

1. Access: Roadways installed and maintained by the cellular company solely for maintenance of their equipment shall be deemed adequate for fire prevention inspection. Roadways to the cellular site shall not be required to be installed and maintained to support fire apparatus.

2. Gates and barriers: Gates or barriers across cell Site access roads which also serve as fire access roadways shall provide rapid reliable access by means of a key box so as to provide immediate access for life safety or fire fighting purposes. The key box shall be located in an accessible location. The location must be approved by the FAHJ. Please note, keys are different for different fire agencies throughout the County. Gates

or barriers across cell site access roads that do not also serve as fire access roads are unregulated by this policy.

3. Construction – Proposed Structure: Cellular facilities that propose structures to enclose cellular cabinets and equipment must meet the following:
   a. Exterior walls must be non-combustible (masonry, 2-hour rate steel, fire walls, etc.)
   b. Eaves must be enclosed with fire resistant materials (stucco, cement fiver board, etc.)
   c. Roofs shall be "Class A" assemblies with edge protection.
   d. Openings must be protected with fire-rated assemblies.

4. Construction – Proposed Structure: Cellular facilities that do not propose to enclose the cellular cabinets and equipment with a structure must meet the following:
   a. A masonry block wall, with a minimum thickness of 6 inches, shall be installed along all sides of the facility that face combustible to reduce the potential for ignition.

5. Fuel Modification: Cellular facilities that cannot be self-protected as outlined in #3 or #4 above shall maintain a minimum 30-foot of fuel modification on all sides of the cellular facility, or as required under the County's Defensible Space for Fire Protection Ordinance.

6. Facility Standby Power: Emergency power or uninterrupted power supplies shall be in accordance with Chapter 54 and/or57 of the CA Fire Code. Sign(s)designed in accordance with the National Fire Protection Association Standards 704 shall be posted on the structure.

7. Fire Protection System: The local FAHJ shall approve any Fire Protection Systems and Equipment, prior to installation or modification.

ENGINEERING DIVISION

1. Tower footings shall not infringe on/within the City of Grass Valley Sewer Easement. This easement conveys a 24-inch main sewer trunk link carrying significant flows from the east portion of the City to the City of Grass Valley Sewer Treatment Plant. No other utilities can be placed in that easement as it is solely dedicated for the sewer main.

2. Provide Registered Civil Engineer stamped construction details on proposed tower footing plans and verification that footings will not infringe in/on the sewer easement. Wolf Creek enters a box culvert south of Bank Street before flowing underground. There is potential for tower footings to be in conflict with the underground box culvert.

3. Clearly indicate the Sewer Easement on all building permit plans for the facility; the Sewer Easement conveys a 24-inch main sewer trunk line.

4. Flood Elevation Certificate shall be provided with building permit, due to project facility location being within a designated flood plain ("Zone X", per FEMA).

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 complete the following.
   a. The applicant and/or facility operator must apply for and obtain a permit for the storage of hazardous materials from the Nevada County Department of Environmental Health (NCDEH), Certified Unified Program Agency (CUPA). The applicant and/or facility operator shall secure and annually renew the permit for this facility within 30-days of becoming subject to applicable regulations. The applicant and/or facility operator must also submit their Hazardous Materials business Plan (HMBP) to the CA Environmental Reporting System (CERS) database.

MITIGATION MONITORING AND REPORTING PROGRAM

Application Number: 25PLN-0011
Applicant: Nick Tagas, 51 Wireless – On behalf of AT&T (Applicant/Representative)/Nick Hayhurst (Property Owner) Martin Wood, SCO Planning & Engineering (Representative).
Location/APNs: 109 Bank Street, Grass Valley, CA 95945 (APN: 008-373-018)
Environmental Document: Initial Study/Mitigated Negative Declaration (State Clearing House Number: 2026040727)
Prepared by: Vanessa Franken, Associate Planner

MITIGATION AND MONITORING MATRIX

MEASURE #	MONITORING AUTHORITY	IMPLEMENTATION TIMING
3A	Planning Division / NSAQMD	Prior to issuance of grading/improvement/building permits
4A	Engineering/Planning Division	At time of building permit application
5A	Planning Division	Prior to the issuance of Building/Improvement permits and during construction
9A	Planning Division	At time of building permit application
10A	Engineering/Planning Division	At time of building permit application
13A	Planning Division	Prior to issuance of Improvement/Building permits
18A	Planning Division	Prior to the issuance of Building/Improvement permits and during construction
19A	Planning Division	Prior to the issuance of Building/Improvement permits and during construction

MITIGATION MEASURES

Mitigation measures have been identified for environmental factors determined to be potentially affected, based on the environmental review. *Environmental factors without associated mitigation measures have been determined to result in less-than-significant impacts or no impact and are therefore not included below and have been left intentionally blank*.

The following measures shall be implemented and, where applicable, incorporated into the project construction plans as specified.

1. **AESTHETICS**

2. **AGRICULTURAL AND FORESTRY RESOURCES**

3. **AIR QUALITY**

Reduce Mitigation Measure 3A: Reduce Emissions During Construction. The following are the minimum recommended mitigation measures designed to help reduce project emissions related to construction, which shall be included as a note on all plans prior to issuance of all improvement, and building permits. In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at https://ww2.arb.ca.gov/our-work/programs/diesel-enforcement). This note shall be included on the Supplemental Map. measures, which shall also be included on all construction plans:

a) The mobile off-road construction equipment in use at any time on the project shall be equipped with Tier 4 engines.
b) Construction equipment idling time shall be limited to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). All construction equipment shall also be maintained and properly tuned in accordance with manufacturer's specifications. Clear signage shall be provided for construction workers at all access points.
c) In addition to these measures, all statewide air pollution control regulations shall be followed, including diesel regulations (which may be accessed at www.arb.ca.gov/diesel/ diesel.htm).

Timing: *Prior to issuance of Improvement/Building permits*
Reporting: *Agency approval of future permit issuance*
Responsible Agency: *Planning Department / NSAQMD*

4. **BIOLOGICAL RESOURCES**

Mitigation Measure 4A. Professionally Prepared Construction Plans. A professionally prepared construction plan (Registered Engineer Stamped) shall be provided at time of building permit application to delineate potential impact to City maintained culvert and/or Wolf Creek waterway from proposed tower footings. Applicable State permits (CDFW) will be required based on outcome of report.

Timing: *At time of building permit application*
Reporting: *Agency approval of permits or plans*

Responsible Agency: *Engineering Division/Planning Department*

5. CULTURAL RESOURCES

Mitigation Measure 5A. Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. All equipment operators and employees involved in any form of ground disturbance at any phase of project improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the City of Grass Valley Planning Division, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the construction plans for each phase of this project.

Timing: *Prior to the issuance of Building/Improvement permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Division*

6. ENERGY

7. GEOLOGY AND SOILS

To offset potentially adverse geological impacts associated with the construction activities, the following mitigation measure shall be required:

See **Mitigation Measures 5A and 18A**.

8. GREEN HOUSE GAS EMISSIONS

9. HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measure 9A: Hazard Warning Signage. The following measures shall be required and shall be included as notes on all future site plans. To also include this note: “All workers and individuals accessing the Clock Tower or persons (arborists), accessing elevated structures or trees within areas

exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable."

Location	Proposed Signage	Proposed Barrier(s)
Access Point(s)	▪ None	None
Alpha Sector	▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas.	None
Beta Sector	▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas.	None
Gamma Sector	▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas.	None

Timing: *At time of building permit application*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Planning Department*

10. HYDROLOGY AND WATER QUALITY

Mitigation Measure 10A. Professionally Prepared Construction Plan and Flood Elevation Certificate.
Professionally prepared construction plans (Registered Engineer Stamped) shall be provided at time of building permit application to delineate potential impact to City maintained culvert and/or Wolf Creek waterway from proposed tower footings. Applicable State permits (CDFW) will be required based on outcome of report. Applicant shall provide a Flood Elevation Certificate with building permit as location is located in a designated flood plain ("Zone X", per FEMA).

Timing: *At time of building permit application*
Reporting: *Agency approval of permits or plans*
Responsible Agency*: Engineering/Planning Division*

11. LAND USE AND PLANNING

12. MINERAL RESOURCES

13. NOISE

Mitigation Measure 13A. Limit construction work hours to 7:00 AM to 7:00 PM: During trenching and construction, work hours shall be limited from 7:00 AM to 7:00 PM, Monday – Saturday; no work is permitted on Sundays. Prior to

issuance of building permits, improvement plans shall reflect hours of construction.

Timing: *Prior to issuance of Improvement/Building permits*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Department*

14. POPULATION AND HOUSING

15. PUBLIC SERVICES

16. RECREATION

17. TRANSPORTATION

18. TRIBAL CULTURAL RESOURCES

Mitigation Measure 18A: Unanticipated Tribal Cultural Resources. The following mitigation measures shall be required and shall be included as notes on all future site plans: If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary investigation and evaluation of

the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing: *Prior to issuance of Grading/Improvement/Building permits and throughout construction*
Reporting: *Planning Division Approval of Construction Permits*
Responsible Agency: *Planning Division & United Auburn Indian Community (UAIC)*

Mitigation: See **Mitigation Measure 5A.**

19. UTILITIES AND SERVICE SYSTEMS

Mitigation Measure 19A: Appropriately Dispose of Vegetative and Toxic Waste: Industrial toxic waste (petroleum and other chemical products) is not accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities. This mitigation measure shall be included as a note on all improvement plans, which shall be reviewed and approved by the Planning Division prior to permit issuance.

Timing: *Prior to issuance of Improvement/Building permits and during construction*
Reporting: *Agency approval of permits or plans*
Responsible Agency: *Planning Division*

20. WILDFIRE

21. MANDATORY FINDINGS OF SIGNIFIGANCE

See all Mitigation Measures listed above.

DEVELOPMENT REVIEW COMMITTEE APRIL 28, 2026

PROJECT SUMMARY

Application Number:	26PLN-0005
Subject:	Consideration of Reinstating a Development Review Permit and Use Permit for the Dorsey Marketplace Project
Applicant:	Warren Hughes
Location/APNs:	200 Block of Dorsey Drive, APNs: 035-260-062, -064, -077
Current Zoning/General Plan:	Central Business District, Multi-family residential (C2, R-3) / Commercial-Urban High Density (C,UHD)
Entitlements:	Development Review Permit, Use Permit
Environmental Status:	Addendum to the adopted EIR
Prepared by:	Amy Wolfson, City Planner

RECOMMENDATION:

Recommend that the Planning Commission approve application (26PLN-0005) which includes the request to re-approve the Dorsey Marketplace Project, 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. Adopt the Addendum to the previously adopted Environmental Impact Report (EIR) and Subsequent EIR for the Dorsey Marketplace project, which demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring a subsequent or supplemental EIR or IS/MND are present; and

b. Approve the Development Review Permit for the Dorsey Marketplace Project, Alternative B, subject to findings 1-5, and Conditions of Approval, as may be modified at the public hearing; and

c. Approve the Use Permit to allow the drive-through uses associated with the Dorsey Marketplace Project Alternative B, subject to findings 1-5, and Conditions of Approval, as may be modified at the public hearing; and.

BACKGROUND:

At its April 28, 2020 regular meeting, the City Council approved the Dorsey Marketplace project "Alternative B" and also certified the Final EIR prepared for the Project and

adopted Findings of Fact and a Statement of Overriding Considerations. The approved Project consisted of applications for a General Plan Amendment, Zoning Map Amendment, Development Review Permit, and Use Permit for a proposed mixed-use development on a 26.8-acre infill site. Approved Alternative B includes 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartment units, along with pedestrian corridors, public plaza spaces, spaces for public art and murals throughout the commercial component, as well as a small dog park.

In approving Alternative B, the City Council approved a General Plan Amendment and rezone changing the land use designation on the site from Business Park (26.8 acres) to Commercial (14.5 acres) and Residential Urban High Density (12.3 acres). Alternative B also required a rezone from Corporate Business Park to 14.5 acres of Commercial (C-2) and 12.3 acres of Multiple Dwelling Residential (R-3).

In September 2024, staff brought the Dorsey Marketplace Supplemental Final Environmental Impact Report (SFEIR) to Council to take action on the entirety of the EIR prepared for the project. The SFEIR was required after a legal challenge was filed and the appeals court determined that the City failed to analyze the impact of traffic generated by the Project and its potential to exacerbate health risks for future Project residents and occupants. The aforementioned legal challenge of that approval was filed shortly thereafter, and the judge required the additional analysis mentioned above. The time between the initial entitlement approval and the discharge of the legal challenge by the Nevada County Superior Court was almost three and a half years. Development entitlements have a standard one-year expiration unless conditioned otherwise. While the applicant could technically have pulled permits, it is generally ill-advised during instances of pending litigation given the uncertainty of the outcome and the financial burdens that come with exercising an entitlement. At the regular meeting held on September 10, 2024, the City Council adopted Resolution No 2024-66 certifying the updated Final Environmental Impact Report for the Dorsey Marketplace Project, which included the Supplemental EIR prepared for the project to analyze aforementioned health impacts.

PROJECT PROPOSAL

The application in 2020 included two alternative proposals, but Alternative B was the one approved by City Council. The applicant has submitted only the originally approved Alternative B proposal for consideration under this current entitlement review. Alternative B would develop 104,350 square feet of commercial uses, including two major shops (35,000 and 21,500 square feet), five smaller shops (with sizes between 4,000 and 8,500 square feet), three pads for drive-through services such as fast-food and financial institutions (sizes between 3,200 and 4,200 square feet) and one 6,000-sqare-foot pad that would support food service without a drive-through. The commercial uses would be placed throughout the northern portion of the Project site, with the major shops and two of the small shops along the western boundary, the restaurant pads in the northeastern portion of the site near the Project site entrance on Dorsey Drive, and the additional three small shops completing the southwestern portion of the commercial area perimeter. Parking would be provided central to all of the commercial uses, and would include electric vehicle charging stations. The 172 residential apartments included in Alternative B would be constructed as two-story and three-story buildings in the southern portion of the Project

site. The apartments would be market-rate rental units and are expected to include 95 two-bedroom units and 38 each of the one- and three-bedroom layouts. The units would range in size from 1,013 to 1,600 square feet. One of the buildings would include approximately 50% apartment space and 50% office space, providing 8,500 square feet of office space near the center of the Project site. The Project would also include an apartment complex clubhouse, pool, tot lot, and dog park. Vehicles would circulate through the Project site using a north-south central spine road connecting to Dorsey Drive on the north and Spring Hill Drive on the south. Bicycle lanes would be striped on each side of the street and bus stop shelters would be provided near the center of the site. A network of landscaped walkways and pedestrian plazas would be provided throughout the Project site.

Two transit stops are proposed, and a pedestrian trail is provided to the existing apartment complex to the east, as well as a meandering accessible path from Dorsey Drive into the shopping center. The project will also involve the extension of Springhill Drive to Dorsey for improved circulation and emergency access. At the time of approval, conditions of approval were added at the public hearing (see conditions B10 and C2). These conditions require one of the three drive-through uses to be non-food related and requires the apartment buildings to install solar panels. The applicant has additionally requested that the project be conditioned to be phased over a seven-year period, as discussed below. Staff is recommending approval of the currently proposed project, which has been submitted as originally approved in 2020, along with the added condition of approval for a phased development approach. There are no revisions to the project development plans from those previously approved in 2020.

Proposed Phasing:
The applicant has requested a Condition of Approval (A10) to allow construction of the Dorsey Marketplace Project over a seven-year period, with each phase consisting of portions of the remediation program, infrastructure improvements, and residential and commercial development as shown in the Phasing Plan provided by the applicant (Attachment 5). The added Condition of Approval states:

> *The Dorsey Marketplace Project may be constructed in phases within a seven-year period as approved by the City Council of the City of Grass Valley. Minor modifications to the phasing program may be approved by the Planning Director. The phased project shall remain eligible for extensions of time for no more than two, twelve-month periods in accordance with Development Code Section 17.74.060(T).*

The applicant is requesting to add a condition of approval to allow a phased approach to building out of the project to occur over a seven-year period. Without this revision the project is subject to standard project timelines as outlined in Section 17.74.060 of the Grass Valley Municipal Code, which requires effectuating the project through a building permit within one-year of project approval (an ordinance amendment is currently being considered to change this to two years), and subsequent building permits for each subsequent year until project completion. This standard timeline is impractical for a project of this size and scope, particularly considering there is a soil cleanup component with this project. The development code allows for a project to be phased over several

years so long as it is conditioned as such. Phasing is typical for larger developments such as Dorsey Marketplace. The applicant has provided a phasing plan that shows build-out progress within a seven-year timeframe. There are no changes proposed to the overall project development.

ENVIRONMENTAL DETERMINATION

An Addendum has been prepared in accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines. City Council certified the Final EIR (the "2020 Final EIR"), adopted the Findings of Fact and Statement of Overriding Considerations, and approved Dorsey Marketplace Alternative B, which included a General Plan Amendment, Zoning Map Amendment, Development Review Permit, and Use Permit. On September 10, 2024, the City Council certified the updated Final Environmental Impact Report for the Dorsey Marketplace Project, thereby (i) determining that the deficiency in the Final EIR identified in the Modified Court of Appeal Opinion and Revised Judgment had been remedied, (ii) further determining that a new 2024 Final EIR, consisting of (a) the 2020 Final EIR, (b) the Draft FSEIR, and (c) responses to comments on the Draft FSEIR and related corrections, is legally adequate under CEQA. Reinstating the Development Permit, and Use Permit, and adding a Condition of Approval to phase the Project over a period of seven years None of the conditions described from CEQA Guidelines Section 15162 calling for preparation of a subsequent document have occurred as documented in the Addendum to the EIR (Attachment 2), and therefore, the differences between the approved Dorsey Marketplace Project, as described in the certified EIR and SEIR, and the project now being re-considered after it expired, constitute a change, consistent with CEQA Guidelines Section 15164.

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 re-submitted Dorsey Marketplace Project, Alternative B (26PLN-0005).

2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission adopt the Addendum to the adopted Mitigated Negative Declaration, which acknowledges all previously adopted mitigation measures as applicable to the proposed Project, in accordance with Sections 15162 and 15164 of the CEQA Guidelines.

3. The 2020 General Plan designates the project site with a split designation, as Commercial-Urban High Density (C,UHD). The mixed-use Dorsey Marketplace Project is consistent with the General Plan including the following goals:

    - 1-LUG Promote balanced community growth and development in a planned and orderly way.

    - 3-LUG In areas of new development, plan for a diversity of land uses and housing types, including mixed use developments

- 6-LUG Promote a jobs/housing balance within the Grass Valley region in order to facilitate pleasant, convenient and enjoyable working conditions for residents, including opportunities for short home to work journeys.
- 7-LUG Create a healthy economic base for the community, including increasing employment opportunities through attraction of new and compatible industry and commerce, and through retention, promotion and expansion of existing businesses
- Housing Element Program 25. Encourage Development of Moderate Income and Above Moderate-Income Housing
- Housing Element Program 26. Encourage Development of Market Rate Rental Housing; and

4. The proposed project is allowed within the applicable split zoning designations with restaurant and retail uses proposed in the C2 portion of the project, and high-density housing proposed in the R-3 portion of the property, and complies with all other applicable provisions of the Development Code and the City Municipal Code, including Section 17.44.090, which establishes standards for Drive-through facilities as permitted through a Use Permit.

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.

ATTACHMENTS

1. Applications
2. Vicinity/Aerial Map
3. CEQA Addendum to the EIR
4. Proposed Conditions of Approval
5. Applicant Phasing Plan
6. Mitigation Monitoring Table adopted 2020
7. Site Plan
8. Landscaping Plan
9. Parking Plan
10. Building Elevations
11. Renderings
12. Photometric Analysis
13. Agency Comments
14. Applicant Response to NSAQMD Comments

Links (See following attachment sheet):
2019 Dorsey Marketplace Certified EIR, and supplemental material
2024 Dorsey Marketplace Supplement to the EIR, and supporting material

Dorsey Marketplace
Development Review and Use Permit (26PLN-0005)
Attachments

1. Applications
   (Use Permit, Development Review)
2. Vicinity/Aerial Map
3. CEQA Addendum
4. Proposed Conditions of Approval
5. Proposed Phasing Plan
6. Mitigation Monitoring Table Adopted 2020
7. Site Plan
8. Landscaping Plan
9. Parking Plan
10. Building Elevations
    a. Commercial
    b. Mixed-Use
    c. Residential
11. Renderings
12. Photometric Analysis
13. Agency Comments
14. Applicant Response to NSAQMD Comments

Links:
2019 Dorsey Marketplace Certified EIR, and supporting material
2024 Dorsey Marketplace Supplement to the EIR, and supporting material

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
- [X] 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 - $36,000.00 (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
- [X] 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 DEV. REVIEW	$3,685
USE PERMIT	$3,400
Total*:	$ 7,085

**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 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 1st** 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: GALLELLI REAL ESTATE	Name: R. JETER FAMILY TRUST
Address: 3005 DOUGLAS BLVD. ROSEVILLE, CA 95661	Address: 1004 COMMERCIAL AVE. #1112 ANACORTES, WA 98221
Phone: (916) 997-0110	Phone: (916) 784-2700
E-mail: WHUGHES@GALLELLIRE.COM	E-mail: RUSSJETER@WAVECABLE.COM

Architect	Engineer
Name: 19SIX ARCHITECTS	Name: GENESIS ENGINEERING
Address: 2237 DOUGLAS BLVD, #160 ROSEVILLE, CA 95661	Address: 120 N. AUBURN ST. GRASS VALLEY, CA 95945
Phone: (916) 786-8178	Phone: (530) 701-4477
E-mail: GTONELLO@19SIX.COM	E-mail: SEAN@GENESISENGINEERING.US

1. **Project Information**
   a. Project Name DORSEY MARKETPLACE
   b. Project Address N/A
   c. Assessor's Parcel No(s) 035-260-062, 063, 064 (include APN page(s))
   d. Lot Size 3 PARCELS TOTALING 26.75 ACRES

2. **Project Description** THE PROJECT CONSISTS OF DEVELOPING 104,350 SF OF COMMERCIAL SPACE AND 172 MULTIFAMILY UNITS.

3. **General Plan Land Use:** C-RJHO

4. **Zoning District:** C-2 R-3

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y X 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 16th 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 15th 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: ON FILE

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

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

DEVELOPMENT REVIEW

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: None

B. Describe surrounding land uses:

North: High Density Residential
South: Industrial
East: High Density Residential
West: Sierra Nevada Memorial Hospital and Residential

C. Describe existing public or private utilities on the property: None

D. Proposed building size (if multiple stories, list the square footage for each floor):
104,350/sf Retail/Commercial, 8,500/sf Office and 172 Multifamily Units

E. Proposed building height (measured from average finished grade to highest point):
41'

F. Proposed building site plan:

(1)	Building coverage	197,300 Sq. Ft.	17.1	% of site
(2)	Surfaced area	544,090 Sq. Ft.	47.3	% of site
(3)	Landscaped area	323,110 Sq. Ft.	28.1	% of site
(4)	Left in open space	86,800 Sq. Ft.	7.5	% of site
	Total	1,151,300 Sq. Ft.	100 %	

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. See Attached Phasing Plan.

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. Parking lot lighting will be of similar design placed at regular intervals and mounted atop concrete metal pedestals. Wall mounted lighting will compliment in style and color the site lighting. Lighting will conform to Grass Valley design guidelines.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Parking lot fields will be positioned to mitigate conflict with vehicles and pedestrians at key points. Lighting fixtures adjacent to neighboring properties will use cut off luminaries to mitigate light trespassing.

I. Total number of parking spaces required (per Development Code): 790

J. Total number of parking spaces provided: 912

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? See Certified EIR.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. Yes. See Certified EIR.

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. See Certified EIR.

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

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other _____

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

Square feet/acres _____ Percentage of site _____

C. Describe the proposed outdoor use: Some restaurants may have ancillary outdoor seating areas, this will be addressed with individual building submissions.

SITE PLAN REQUIREMENTS
DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- ☐ One completed copy of Universal Application form.
- ☐ One completed copy of the Environmental Review Checklist (if applicable).
- ☐ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ☐ The appropriate non-refundable filing fee.

B. Site Plan

☐ One electronic copy of Plan Sets which includes the following information:

- ☐ Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
- ☐ Project Site Plan drawn to scale and indicating:
  - ☐ Dimensioned property lines, north arrow, and any easements on the site
  - ☐ Points of access, vehicular circulation, location and dimension of parking areas and spaces
  - ☐ Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
  - ☐ Location of any existing or proposed utilities such as water, wastewater and storm drainage
  - ☐ Location of any proposed structures and uses (including building setbacks)
  - ☐ Open space and buffer areas
  - ☐ Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
  - ☐ Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
  - ☐ Mailbox locations and trash enclosures
  - ☐ Other site features such as outdoor seating areas
- ☐ Preliminary Grading and Drainage Plan showing:
  - ☐ Existing and proposed contours using City datum (cut and fill slopes)

- ☐ Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc.
- ☐ Creek flow lines and flow directions
- ☐ Retaining wall locations, materials, and heights.
- ☐ Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
- ☐ Rock outcroppings and other major natural site features
- ☐ Location and construction of temporary and permanent erosion and sedimentation control measures

☐ Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

☐ Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.

☐ Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

☐ Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.

☐ Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

☐ Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:

- ☐ Dimensions and square footage of all signs.
- ☐ Dimensions and square footage of building walls on which signs are located.
- ☐ Means of lighting.
- ☐ Heights of all signs.
- ☐ Message that will appear on each sign.
- ☐ Description of materials and colors for letters and background.
- ☐ A scaled drawing of each sign showing typeface and design details.

☐ Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.

☐ Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".

☐ Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

C. Optional Items

☐ Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.

☐ Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.

☐ Photo Articulation of proposed physical improvements overlaid onto photos of site.

☐ Scaled Model upon request of the Development Review Committee or Planning Commission.

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

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: None

B. Describe surrounding land uses:

North: High Density Residential
South: Industrial
East: High Density Residential
West: Sierra Nevada Memorial Hospital and Residential

C. Describe existing public or private utilities on the property: None

D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): 104,350/sf Retail/Commercial, 8,500/sf Office and 172 Multifamily Units

E. Proposed building height (measured from average finished grade to highest point): 41ft.

F. Proposed building site plan:

(1)	building coverage	197,300	Sq. Ft.	17.1	% of site
(2)	surfaced area	544,090	Sq. Ft.	47.3	% of site
(3)	landscaped area	323,110	Sq. Ft.	28.1	% of site
(4)	left in open space	86,800	Sq. Ft.	7.5	% of site
	Total	1,151,300	Sq. Ft.	100 %	

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. See attached Phasing Plan

104,350/sf Retail/Commercial, 8,500/sf Office and 172 Multifamily Units

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. Parking lot lighting will be of similar design placed at regular intervals and mounted atop concrete metal pedestals. Wall mounted lighting will compliment in style and color the site lighting. Lighting will conform to Grass Valley design guidelines.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Parking lot fields will be positioned to mitigate conflict with vehicles and pedestrians at key points. Lighting fixtures adjacent to neighboring properties will use cut off luminaries to mitigate light trespassing.

I. Total number of parking spaces required (per Zoning Code): 790

J. Total number of parking spaces provided: 912

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? See Certified EIR

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: Yes.See Certified EIR
Yes. See Certified EIR.

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain: See Certified EIR
See Certified EIR.

II. Project Characteristics:

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

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

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

D. Total number of employees: Approximately 100

E. Anticipated number of employees on largest shift: 100

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 _____

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

Square feet/acres _____ Percentage of site _____

C. Describe the proposed outdoor use: Some restaurants may have ancillary outdoor seating areas, Parking lot lighting will be of similar design placed at regular intervals and mounted atop concrete metal pedestals. Wall mounted lighting will compliment in style and color the site lighting. Lighting will conform to Grass Valley design guidelines.

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).

☐ One electronic copy 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:

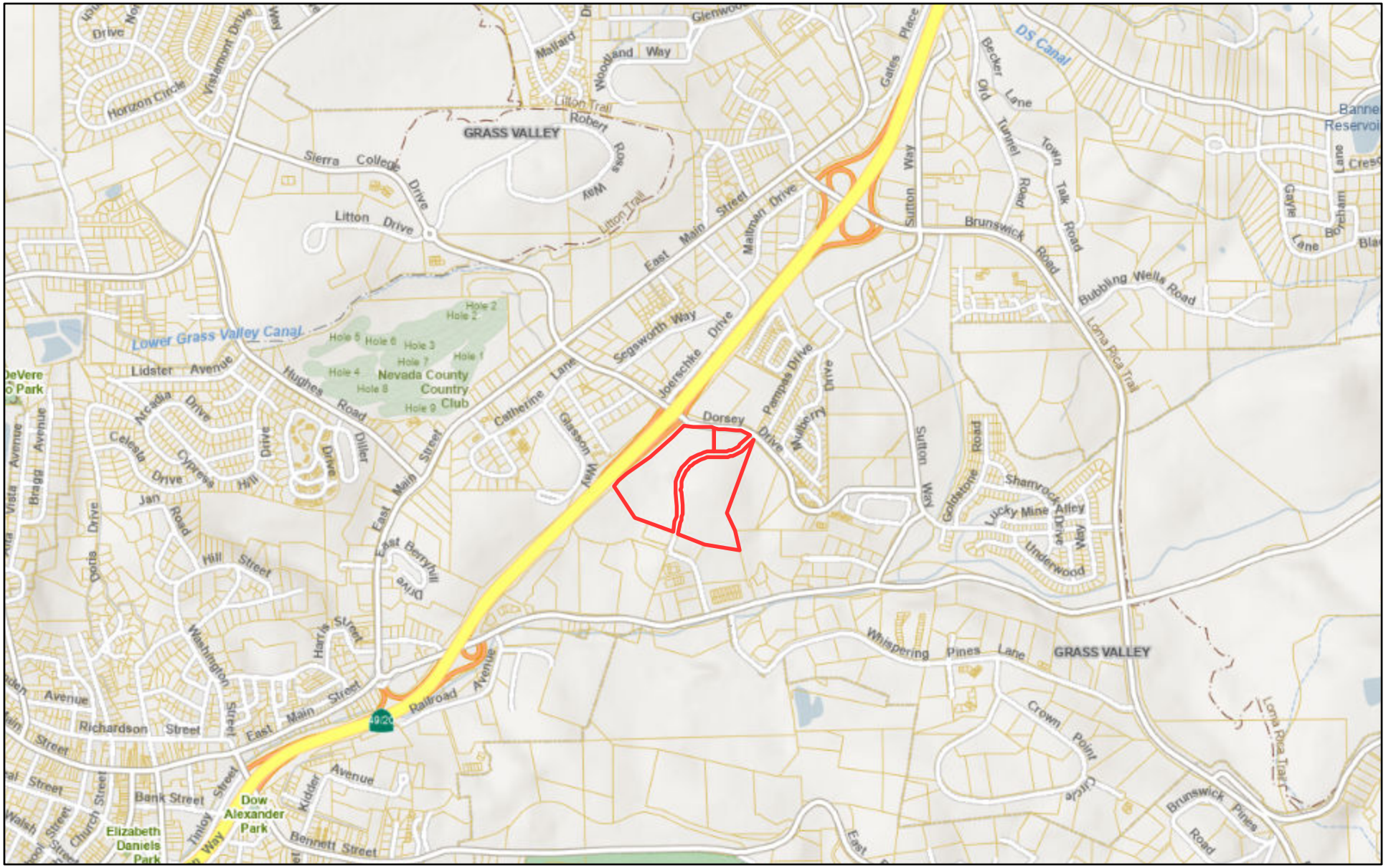
☐ Graphic scale and north arrow.

☐ 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.

Dorsey Marketplace - Vicinity Map



4/22/2026, 4:26:25 PM

1:22,252

0 750 1,500 3,000 ft

0 240 480 960 m

Nevada County GIS

Nevada County GIS 2025

Dorsey Marketplace - Aerial Map

4/22/2026, 4:29:26 PM

1:3,277

0 115 230 460 ft

0 35 70 140 m

Nevada County GIS 2025

Community Development Department
Amy Wolfson, City Planner

125 East Main Street
Grass Valley, CA 95945

Building Division
530-274-4340
Planning Division
530-274-4330
Fax 530-274-4399

April 22, 2026

Addendum to the Environmental Impact Report for the Dorsey Marketplace Project

Project: Addendum to the certified EIR for the Dorsey Marketplace project to analyze the environmental impacts related to reinstating the Development Review Permit and the Use Permit entitlements and an added condition of approval to phase the project over a seven-year period.
Lead Agency: City of Grass Valley
EIR State Clearinghouse No.: 2016022053
Applicant: Warren Hughes
Project Location: 200 Block of Dorsey Drive, APNs: 035-260-062, -064, -077

Background:

At its April 28, 2020 regular meeting, the City Council approved the Dorsey Marketplace project "Alternative B" and also certified the Final EIR prepared for the Project and adopted Findings of Fact and a "Statement of Overriding Considerations." The previously approved Project consisted of applications for a General Plan Amendment, Zoning Map Amendment, Development Review Permit, and Use Permit for a proposed mixed-use development on a 26.8-acre infill site. Approved Alternative B includes 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartment units, along with pedestrian corridors, public plaza spaces, spaces for public art and murals throughout the commercial component, as well as a small dog park.

The City's CEQA determination and land use approvals were subsequently challenged in court, which lawsuit was resolved in late 2024. At the regular meeting held on September 10, 2024, the City Council adopted Resolution No. 2024-66 certifying the Supplement to the Final Environmental Impact Report for the Dorsey Marketplace Project, which included the Subsequent EIR prepared for the project to analyze traffic from the Project and its impact on health risks for future Project residents and occupants based on the potential for mobile source emissions associated with SR 20/49 in 2035.

The time between the initial entitlement approval and the conclusion of the legal challenge was over four years. Development entitlements have a standard one-year expiration unless conditioned otherwise. While the applicant could technically have pulled permits while litigation was pending, it is generally ill-advised and difficult to obtain financing during pending litigation given the uncertainty of the outcome and the financial burdens that come with exercising an entitlement. Therefore, the Development Review Permit and the Use Permit entitlements expired. However, the General Plan and zoning amendment components were implemented and remain in effect.

Purpose of this Addendum:
An addendum to a Certified EIR for the Dorsey Marketplace Project (State Clearinghouse No. 2016022053) has been prepared in conformance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, which allows a lead agency to prepare an Addendum to a certified EIR if changes or additions are necessary but none of the conditions in Section 15162 calling for a subsequent EIR or negative declaration have occurred.

The purpose of this Addendum is to document the reinstatement of the Development Review Permit and the Use Permit entitlements, as well as document the addition of a new Condition of Approval to allow the project to be constructed in phases over an approximate seven-year period. The phasing is proposed to respond to market conditions, financing logistics, and construction sequencing, while maintaining consistency with the overall approved project.

Description of the Proposed Changes:

Reinstatement of Entitlements:
The application in 2020 included two alternative proposals, but Alternative B, which includes a proposal for 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartments, was the one approved by City Council. The applicant has submitted only the originally approved Alternative B proposal for consideration under this current entitlement review. The project will include pedestrian corridors and several plazas, public art and murals throughout the commercial area, and a small dog park. Two transit stops are proposed, and a pedestrian trail is provided to the existing apartment complex to the east, as well as a meandering accessible path from Dorsey Drive into the shopping center. The project will also involve the extension of Springhill Drive to Dorsey for improved circulation and emergency access. At the time of approval, conditions of approval were added at the public hearing (see conditions B10 and C2). These conditions require one of the three drive-through uses to be non-food related and requires the apartment buildings to install solar panels. ,. The applicant has additionally requested that the project be conditioned to be phased over a seven-year period, as discussed below. Staff is recommending approval of the currently proposed project, which has been submitted as originally approved in 2020, along with the added condition of approval for a phases development approach. There are no revisions to the project development plans as approved in 2020.

Proposed Modification:
Add a new Condition of Approval (A10) to allow construction of the Dorsey Marketplace Project over a seven-year period, with each phase consisting of portions of the remediation program, infrastructure improvements, and residential and commercial development as shown in the Phasing Plan provided by the applicant (Attachment 1). The added Condition of Approval states:

> *The Dorsey Marketplace Project may be constructed in phases within a seven-year period as approved by the City Council of the City of Grass Valley. Minor modifications to the phasing program may be approved by the Planning Director. The phased project shall remain eligible for extensions of time for no more than*

two, twelve-month periods in accordance with Development Code Section 17.74.060(T).

The applicant is requesting a permit revision to their approved project to add a condition of approval to allow a phased approach to building out of the project to occur over a seven-year period. Without this revision the project is subject to standard project timelines as outlined in Section 17.74.060 of the Grass Valley Municipal Code, which requires effectuating the project through a building permit within one-year of project approval (an ordinance amendment is currently being considered to change this to two years), and subsequent building permits for each subsequent year until project completion. This standard timeline is impractical for a project of this size and scope, particularly considering there is a soil cleanup component with this project. The development code allows for a project to be phased over several years so long as it is conditioned as such. Phasing is typical for larger developments such as Dorsey Marketplace. The applicant has provided a phasing plan that shows build-out progress within a seven-year timeframe. There are no changes proposed to the overall project development.

CEQA Analysis :

This Addendum has been prepared in accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines. Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the CEQA Guidelines, a Subsequent EIR or Negative Declaration is only required when:

1. Substantial changes are proposed in the project which will require major revision of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous EIR due to the involvement of new significant environmental increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

(a) The project will have one or more significant effects not discussed in the previous EIR;

(b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])

Neither the reinstatement of entitlements as approved in 2020, nor the introduction of construction phasing will alter the physical characteristics, intensity, or location of the approved development. The project footprint, grading limits, infrastructure network, and land uses remain consistent with the project analyzed in the certified EIR. None of the conditions described above from CEQA Guidelines Section 15162 calling for preparation of a subsequent document have occurred. Therefore, the differences between the approved Dorsey Marketplace Project, as described in the certified EIR and SEIR, and the project modifications now being considered constitute changes, consistent with CEQA Guidelines Section 15164, that may be addressed in an addendum to the EIR.

Staff received a comment letter from the Northern Sierra Air Quality Management District (NSAQMD) noting concerns about the CalEEMod analysis being out of date and new district guidelines that would require additional mitigation measures for this project if it were to undergo environmental review now. The applicant responded to these concerns in a memorandum dated April 3, 2026 from Nathan George, attorney for Gallelli Real Estate. George's memo cites several case law examples showing that once a project has undergone environmental review, the circumstances in which further environmental review is required is limited to that outlined in CEQA Guidelines Section 15162: 1) changes to the project, 2) changes in the circumstances surrounding the project, or 3) new information becomes available that was not and could not have been available at the time the EIR was certified. None of these circumstances have occurred, and NSAQMD did not identify any such circumstances in its comment letter. Case Law supports that mere delay of a project does not constitute a "substantial change," and that newly adopted regulations do not constitute "new information of substantial importance." The memo further acknowledges that Level B mitigation measures as recommended in the updated district guidelines are already incorporated into the Project and notes that the three measures not specifically included are components of the Project already, including 1) incorporate mixed uses, 2) provide parks and recreational options, and 3) incorporate densities of at least 9 units per acre. All of these updated Level B measures are incorporated as part of the proposed Dorsey Marketplace project.

NSAQMD also commented on the need for the applicant to update their Asbestos Dust Mitigation Plan (ADMP). The ADMP is required to be submitted as part of the Remedial Action Workplan (RAW) applicable to the project pursuant to Mitigation Measure 15a. The RAW, and ADMP as a required component, must meet all applicable agency standards including NSAQMD and the Department of Toxic Substance Control at the time of their review.

Environmental Review of Adding a Phasing Condition of Approval:
The City of Grass Valley has determined that, in accordance with PRC Section 21166 and Section 15164 of the State CEQA Guidelines, minor technical changes or additions to the EIR and SEIR are necessary to address the modifications to the approved Dorsey Marketplace EIR and SEIR. The analysis of environmental effects provided below addresses the same impacts addressed in the Dorsey Marketplace EIR and SEIR. The environmental analysis evaluates whether, for each applicable environmental resource topic there are any changes in the project or the circumstances under which it would be undertaken that would result in new or substantially more severe environmental impacts than considered in the Dorsey Marketplace EIR and SEIR.

This analysis focuses only on those topics potentially affected by the proposed change in the Conditions of Approval to allow an extended timeline of construction in phases over a seven-year period. No changes are proposed to the development area, approved land use or density, required infrastructure improvements or any of the previously adopted mitigation measures. The City has reviewed the certified EIR and SEIR and determined the following:

Environmental Topic	Evaluation Summary
Aesthetics	The proposed entitlement reinstatement does not involve any changes to the design or aesthetics analyzed in the certified EIR. Phasing of the project will not alter the design, massing, or site visibility of the overall project. No new or increased impact would occur.
Air Quality/GHG	While there have been updates to air quality guidelines since the adoption of the EIR, there has been no change to the proposed project design or scope. Delay in completing a project does not constitute a "substantial change" for the purposes of CEQA. All Air Quality mitigations measures required for Level B impacts under the guidelines, remain mitigation measures that are applicable to the project under the certified EIR or are incorporated within the project as proposed. Construction phasing may extend the construction period but would not increase total emissions. Total emissions may actually decrease as vehicles are required to meet more stringent emissions standards over time. Phased implementation remains within the EIR's analyzed construction and operational assumptions.
Biological Resources	All previously identified mitigation measures remain appliable prior to and during each phase. No new or increased impact would occur.
Traffic/Transportation	Phased occupancy would reduce peak construction and operational trip generation compared to full buildout in a shorter time-period. No new or increased impact would occur.
Noise	Temporary construction noise would occur over a longer duration but would not exceed EIR assumptions or applicable standards.
Public Services/Utilities	Infrastructure demand remains consistent with prior analysis and phasing would not create new service needs.
Cumulative Impacts	No change to project size, design, or setting is proposed. Cumulative impacts remain as previously analyzed.

No other CEQA topics would experience new or substantially more severe impacts due to the proposed modification.

Consistency with Adopted Mitigation Measures:
All mitigation measures adopted under the EIR and SEIR for the Dorsey Marketplace project remain in effect. If mitigation timing is linked to specific milestones (e.g. "prior to issuance of

grading permit" or "prior to occupancy"), such measures will apply to each construction phase as relevant to the scope of work.

CEQA Determination:
Based on the above evaluation and the criteria of CEQA Guidelines §§15162-15164:

- No substantial changes are proposed that would require major revisions to the EIR or SEIR;
- No substantial changes in the surrounding circumstances have occurred; and
- No new information of substantial importance has been identified that would result in new significant effects or more severe impacts.

Therefore, an Addendum to the certified EIR and SEIR is the appropriate CEQA documentation, and preparation of a Subsequent or Supplemental EIR is not required to re-entitle the Dorsey Marketplace project as previously approved with a Development Review Permit and Use Permit, and include a condition of approval for phasing the project over a seven-year period.

References:

- City of Grass Valley (Year). Final Environmental Impact Report for the Dorsey Marketplace Project.

- CEQA Guidelines §§15162, 15164.

- City of Grass Valley, Mitigation Monitoring and Reporting Program for Dorsey Marketplace.

Conditions of Approval for Dorsey Marketplace

A. GENERAL CONDITIONS:

1. The project shall be constructed in accordance with the plans approved by the City Council for applications 15PLN-07, specifically Alternative B, unless the Planning Commission approves changes prior to commencing such changes, minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.

2. 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.

3. The City shall provide, and the applicant shall file a Notice of Determination, including payment of associated fees, in the office of the County Clerk within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.

4. The Dorsey Marketplace Project may be constructed in phases within a seven-year period as approved by the City Council of the City of Grass Valley. Minor modifications to the phasing program may be approved by the Planning Director. The phased project shall remain eligible for extensions of time for no more than two, twelve-month periods in accordance with Development Code Section 17.74.060(T).

B. PRIOR TO ISSUANCE OF GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit final landscape and irrigation plans, prepared by a licensed landscape architect, for review and approval by the Planning Department. Landscaping design shall comply with all provisions of the City's/State's Model Water Efficient Landscape Ordinance (MWELO). The final plans shall include the City application, standard worksheet, and required reports pursuant to MWELO.

2. The final landscape plan shall include a landscape hedge, small wall, or landscape berm between the east facing parking stalls south of Pad 4 and east of the apartment building located on the southeast portion of the site. The intent is to screen the cars and potential headlights from the apartment complexes to the east.

3. The landscape architect shall provide a letter to the Planning Department and a note on the landscape plans that specifies proper trees are to be planted for this project on any portions of the site that may have limited soils or will be near bedrock due to site grading activities. The landscape plan and letter shall include specific soil amenities to ensure trees and plants will thrive in this setting.

4. Alternative B shall incorporate the wide enhanced pedestrian crossing over the Springhill Drive extension between Shops D and E and the apartments as shown in Alternative A. This is intended to act as a traffic calming measure. The new intersection of the Springhill Drive extension should also include enhanced pedestrian cross walks. The crossing shall be shown on the improvement plans.

5. The applicant shall include power and low voltage data connections (terminated at an acceptable data-capable facility) on a sufficient number of parking lot poles and/or on the planned Dorsey Drive signal light poles for public space video cameras to provide vehicle and pedestrian surveillance at the project entrances/exits to detect and deter criminal activity. The specific poles and locations shall be approved by the Planning Department and Police Chief.

6. The plans shall include an emergency phone within the center pedestrian path, and power and low voltage data connections (terminated at an acceptable data-capable facility) on parking lot poles for public space video cameras to provide video surveillance coverage of the business parking areas. The locations shall be approved by the Planning Department and Police Chief.

7. The applicant shall provide a letter from Waste Management confirming the final location and approval of all the trash enclosures.

8. The *CFC* allowable distances from a building to a required *Aerial Fire Apparatus Access Road* is a *minimum of 15-feet and a maximum of 30-feet*. The carport parking area distances in *15PLN-07 (7/30/2019 submittal) are at 30'-8 ¾"* which is beyond the *30-foot maximum*, however, it will be acceptable provided it does not exceed that distance.

9. The project, either Alt A & B, could require an available fire flow potentially as high as 5,000 to 6,000-gpm +/- to support required fire protection systems. Actual Available Fire Flows TBD by Fire Protection Engineer.

10. The applicant shall identify on the plans which one of the three drive-though buildings shall be dedicated and used for non-food related uses.

11. A "No further Action" letter or equivalent to indicate the property is safe for the intended development from the Department of Toxic Substance Control (DTSC) shall be achieved and a copy provided to NCDEH.

12. All checked conditions on the Standard Grading Permit/Public Improvement Condition Checklist, attached as Exhibit A, shall be satisfied to the satisfaction of the City Engineer.

C. PRIOR TO ISSUANCE OF BUILDING PERMITS:

1. The applicant shall submit for approval by the Planning Department:

a. Trash enclosure details for the entire project site that includes a consistent design theme and incorporates materials and colors used on the buildings (e.g. corrugated metal gates, brick or plaster covered walls).
b. A Master Sign Program that covers the project area. This sign program must be approved by the Planning Commission prior to approval of any signage for this site.

2. The building plans shall show that all the apartment buildings incorporate solar panels.

3. The applicant shall record within the CC&Rs the Dorsey Marketplace – General Use Restrictions document, attached to the end of these conditions and dated 4/28/2020. The CC&Rs shall include a statement that these Use Restrictions cannot be changed without approval by the Grass Valley City Council.

4. The applicant's plan shall confirm that any carports for the apartments that contain solar panels will not interfere with the aerial fire apparatus vehicle.

5. The project, either Alt A & B, will require the installation of a complete Private Underground Fire Service designed in accordance with the current editions of NFPA-24, CFC and the City of Grass Valley.

6. All buildings, in both Alt A & B, will require the installation of Monitored Fire Sprinkler Systems designed in accordance with the current editions of NFPA-13, CFC and the City of Grass Valley.

7. All buildings, in both Alt A & B, will require the installation of Fire Alarm Systems designed in accordance with the current editions of NFPA-72, CFC and the City of Grass Valley.

8. All buildings, in both Alt A & B, >/= 30' in height will require Aerial Fire Apparatus Access as per CFC Appendix D.

9. All buildings, in both Alt A & B, where Aerial Fire Apparatus Access is required shall have drive isles designed in accordance with CFC Appendix D.

10. Roof access by Aerial Fire Apparatus to any building shall not be obstructed, for the life of the building(s), by any landscaping proposed for both Alt A & B. Tree height(s) at full growth need to be taken into consideration prior to planting.

11. The following *Alt B buildings* will require *Aerial Fire Apparatus Access*.
    a. Major – 1 & 2
    b. Shops – A, B & D
    c. Apartments – ALL

12. Applicant must grant the Nevada Irrigation District the necessary Right of Way for any new or existing water delivery facilities

13. Waterline Extension shall run all the way up Springhill Drive and connect to existing line and may require PRV.

14. A Water Demand Analysis shall be required to determine meter size.

15. If any retail food facilities are proposed, their buildouts shall go through food facility plan check with Nevada County Department of Environmental Health (NCDEH) prior to construction. Permits to operate shall be issued NCDEH prior to opening.

16. If any pools or spas (hot tubs) are proposed, their build outs shall go through commercial pool/spa plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.

17. If any body art facilities are proposed, their buildouts shall go through facility plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.

18. An NID treated water will-serve letter shall be provided to NCDEH

19. A City of Grass Valley sewer will-serve letter shall be provided to NCDEH

D. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

1. The applicant shall obtain final approval from the City of Grass Valley Fire, Planning, Engineering and Building Departments.

2. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.

3. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELO.

4. The applicant shall conduct an irrigation audit pursuant to the requirements of the MWELO. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELO requirements.

5. Prior to the occupancy of 50% of the project's total commercial square footage space (appx. 52,175 sq. ft.), the applicant shall install a minimum of five (5) artwork opportunities concepts as shown on sheet A1.4 of the approved plans. This includes sculptures, murals, kiosks, decorative bike racks, or other art exhibits. The artwork shall include at least one element in recognition of the Nisenan heritage and one for

the historic Springhill Mine. The applicant shall coordinate the artwork with the Nevada County Arts Council. The mural on Major 1 may be deferred until prior to occupancy of 75% of the total commercial square footage (appx. 78,262 sq. ft.).

6. All irrigation shall be tied to a separate meter

7. All connections shall be protected from backflow via an RP device.

DORSEY MARKETPLACE - GENERAL USE RESTRICTIONS 4/28/2020

No portion of the Shopping Center shall be used for any nuisance or obnoxious use, and owner shall not lease to: 1) tenants not typically found in first class shopping centers , 2) tenants shall not use a Parcel, or any part thereof, for any use not typically found in first class shopping centers, and/or any of the following:

- No portion of the shopping center may be used for the operation of a “Cigarettes Cheaper” or similar operation selling bulk tobacco products or whose primary business is the sale of tobacco or vaping products.
- The sale, distribution or facilitation of marijuana (whether legal or illegal) or the sale of paraphernalia for use with illicit drugs; so called “head shop”.
- Live adult entertainment; game room or arcade, including video game, virtual reality or laser tag room or facility (unless incidental to another use such as, but not limited to, a restaurant).
- Establishment in which the primary business is (or is substantially similar to) that of Dollar Tree Stores, Big Lots, Dollar General or .99 Cent Clearance Center.
- Movie theater, dance hall, disco or night club; billiard parlor or pool hall (Dave & Buster type of establishments with full-service menus shall be permitted; bowling alley; skating rink; bars (unless part of a first-class restaurant).
- Establishment in which the primary business is the sale of second hand property (for example Goodwill or The Salvation Army) unless such operation is a for profit regional or national chain typically found in first class shopping centers (for example, but not limited to “Play it Again Sports” and “Once Upon a Child”).
- Off-track betting parlor, pawn shop junk yard; flea market; recycling facility other than operated by a food supermarket or as required by law; auditorium; (however, an antiques store shall be permissible).
- School, educational or training facility (except for the one Score/Kaplan type of use anywhere in the Shopping Center provided it does not exceed 2,500 square feet and one day care/larger facility;
- An industrial use; amusement park or carnival; auction; sale, display or repair of motor vehicles, boats, trailers, motor homes.
- Adult bookstore, adult video store or other establishment engaged in the business of selling, exhibiting or delivering pornographic or obscene materials.

- Massage parlor (unless part of a day spa or similar health club or a branded operator of massage services such as, but not limited to a Massage Envy).

Development Review Application #(s):
15PLN-07

A. STANDARD GRADING PERMIT / PUBLIC IMPROVEMENT CONDITION CHECKLIST:

All checked conditions will apply to the project.

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

X 1 The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/parking lot slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.

X 2 The project plans shall include the following note:

All trees to be saved shall be enclosed by a construction barrier placed around the dripline zone of the tree. The construction barrier shall consist of four-foot tall mesh safety fencing in a bright color. The fencing shall be tied to six-foot tall metal poles spaced a maximum of twenty feet apart. Each pole shall be placed with two feet below the surface of the ground.

X 3 If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain one of the following harvest document(s) from the California Department of Forestry and Fire Protection and submit a copy of the approved document to the City:

a. Less Than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).

b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).

____ 4 The applicant shall obtain a tree removal permit from the City of Grass Valley Public Works Department.

X 5 The applicant shall submit to the Building Department for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the building official, and the Engineering Division.

X 6 If any retaining walls or other wall structures equal to or greater than four feet in height (from the base of the footing to the top of the wall) are identified on the grading/improvement plans, the applicant shall:

a. Place a note on the grading/improvement plans stating that any walls equal to or greater than four feet in height will require a Building Permit prior to being constructed.

b. Submit design calculations for the walls for review and acceptance.

c. If the proposed walls are to be constructed against a cut slope that cannot be graded back per the California Building Code, submit:

1. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.

2. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will:
   1) be onsite during excavation for and construction of the retaining walls;
   2) be onsite at least once a day during inclement weather; and
   3) will submit daily reports to the City.

X 7 (if over 1 acre of disturbed area) The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the state, to the Engineering Division.

____ 8 (if new connection to creek or disturbance of creek) The applicant shall notify the California Department of Fish and Game and obtain a Streambed Alteration Permit or exemption. A copy of the approved Streambed Alteration Permit and associated documents or exemption from the Department of Fish and Game shall be submitted to the Engineering Division.

X 9 The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.

X 10 (If creates and/or replaces 5000sf or more of impervious surfaces) Measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydromodification management measures per the City of Grass Valley Design Standards.

____ 11 (If creates and/or replaces 2500-5000sf of impervious surfaces) Site design measures must be implemented to reduce project site runoff per the City of Grass Valley Design Standards.

____ 12 (If new structure in a floodplain) The plans shall indicate the pad elevation for the structure so that the resulting first or basement floor elevation of the proposed structure will be at least one foot higher than the base flood elevation.

X 13 An Improvement Performance Security shall be submitted (if a subdivision improvement agreement is not in place). The amount of the security shall be for the sum of: 1) 100% of the cost of public improvements necessary to restore the public right of way back to existing conditions or the cost of the public improvements, whichever is less; 2) 10 % of the cost of erosion and sedimentation control necessary to stabilize the site; 3) 10% of the cost of tree replacement; and 4) 100% of the cost to address any features which could cause a hazard to the public or neighboring property owners if left in an incomplete state. The minimum security amount shall be $500.00. The cost estimate shall be provided to the Engineering Division for review and approval as a part of plan submittal. All costs shall include a ten (10) percent contingency.

X 14 A detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by the deposit.

X 15 The applicant shall submit to the City Engineer for review and approval, a traffic report identifying the traffic indexes proposed for the developments roadways.

X 16 (If a new street/major driveway connects to an existing street) The applicant shall submit to the City Engineer for review, a separate sight distance exhibit showing that minimum sight distance requirements are achieved in accordance with City of Grass Valley Design Standards. The exhibit shall indicate the roadway design speed, sight distance design speed, sight distance in both directions, and delineate any areas of vegetation removal/easements and no parking areas, recommended for optimal sight distance and/or vehicular movements.

X 17 The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.
(If existing buildings are on the project site) All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a relief device.

X 18 The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.

X 19 Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).

_____ 20 The applicant must apply for and complete a parcel merger for the parcels involved with the project. The parcel merger must be recorded prior to acceptance of the improvements.

_____ 21 (If a subdivision) If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map or approval of the building permit(s) for approval pursuant to Government Code Section 66457:

a. Notify the City of Grass Valley in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66462.5;

b. Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report;

c. Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land.

PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS FOR THE PROJECT, THE DEVELOPER SHALL COMPLETE THE FOLLOWING:

X 22 That prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency.

X 23 A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Community Development Department and Engineering Division of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Community Development and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.

X 24 Placement of construction fencing around all trees designated to be preserved in the project.

X 25 Submit for review and approval by the Fire Department, a Fire Safety Plan.

X 26 Submittal of two copies to the Engineering Division of the signed improvement/grading plans.

DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

X 27 Prior to final preparation of the subgrade and placement of pavement base materials, all underground utilities shall be installed and service connections stubbed out behind the hardscape improvement. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

X 28 The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.

X 29 Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

X 30 Prior to placing the initial lift of asphalt and after all aggregate base is placed, all public sewer pipelines and storm drain pipelines shall be video inspected at the expense of the contractor/developer. All videotapes shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

X 31 No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City's Standard Specifications.

X 32 The contractor shall comply with all Occupational Safety & Health Administration (OSHA) requirements.

X 33 For any public work, the contractor shall comply with all Department of Industrial relations (DIR) requirements including complying with prevailing wage requirements.

Development Review Application #(s):
15PLN-07

D. **STANDARD FINAL / PARCEL MAP CONDITIONS:**
All checked conditions will apply to the project.

PRIOR TO RECORDING THE FINAL/PARCEL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

X 1 (If grading/improvements included) A Grading Permit, as described above, shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his/her expense.

____ 2 (if previously issued grading permit) All conditions of approval associated with the Grading Permit and Development Review Application for the project shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements.

X 3 The applicant shall submit to the City Engineer for review and approval a Final/Parcel Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.

X 4 Prior to recordation of the final/parcel map, the subdivider shall provide to the Engineering Division an acceptable method, such as a property owners association, tenant agreement, and/or CC&R's to maintain the common areas. Common areas can include residential areas, landscape areas, ingress/egress accesses, monitoring wells, roadways and utilities, detention facilities and open space areas not accepted by the City. Documentation may be reviewed by the Community Development Director (for non-residential), City Engineer and City Attorney (if determined necessary). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

X 5 (If a residential subdivision) Subdivider shall dedicate land, or pay a fee in-lieu of dedication, for park and recreation purposes in accordance with the City's Development Code.

X 6 If the applicant desires to record the Final Map prior to completion of the grading and improvements as shown on the approved grading and improvement plans, the applicant shall enter into an agreement to complete the grading and public improvements; and shall post sufficient surety guaranteeing the construction of all of the improvements, in accordance with the City's Development Code and the California Subdivision Map Act. The applicant must supply the City with a cost estimate, prepared by a licensed Civil Engineer, for all improvements shown on the grading/improvement plans. The cost estimate must be approved by the Engineering Division. The City will then prepare an agreement which will require City Council approval and will be required to be recorded prior to Final Map approval.

____ 7 If the proposed properties of a Parcel Map require offsite and/or onsite improvement prior to development, the parcel map must include a statement on the parcel map or on a separate instrument identifying the requirement for:

☐ Sidewalk
☐ Water service
☐ Sewer service

X 8 (if no homeowners association) The Applicant shall sign and record a covenant and agreement to ensure that the onsite detention facilities will be maintained by the property owner(s).

____ 9 A Lighting and Landscaping Assessment District shall be formed and recorded concurrently with the final/parcel map to fund maintenance costs for landscaping and street lighting accepted by the City.

____ 10 A Benefit Assessment District shall be formed and recorded concurrently with the final/parcel map to fund maintenance costs for drainage and detention facilities accepted by the City.

____ 11 (If in Whispering Pines) The applicant shall submit to the City Engineer for review and approval an amended reassessment diagram for the Whispering Pines/Morgan Ranch Refunding District prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording. The amended reassessment diagram shall be recorded concurrently with the recordation of the final/parcel map.

____ 12 (If existing buildings are on the project site) All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a relief device.

Development Review Application #(s):
15PLN-07

E. STANDARD PUBLIC IMPROVEMENT / SECURITY CONDITIONS:

All checked conditions will apply to the project.

PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND/OR EXONERATION OF BONDS, OR OTHER FORM OF SECURITY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

X	1	A Warranty and Guarantee security guaranteeing the public improvements for a period of one year shall be provided in the amount of 10% of the total improvement costs. *
X	2	The applicant shall offer to dedicate to the City for public use, all the public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans. All offers of dedication must be recorded and a copy provided to the Engineering Division.
	3	(If not addressed above) The applicant must apply for and complete a parcel merger for the parcels involved with the project. The parcel merger must be recorded prior to acceptance of the improvements.
X	4	(If not addressed above) An acceptable method, such as a tenant agreement and/or CC&R's, must be provided to maintain the common areas, roadways, utilities, detention facilities and the open space. The developer shall provide the appropriate documentation for review by the Community Development Director and City Engineer (and City Attorney if determined necessary by the Community Development Director and/or City Engineer). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.
X	5	(if no subdivision) The Applicant shall sign and record a covenant and agreement to ensure that the onsite storm water facilities will be maintained by the property owner(s).
X	6	"As-built" plans, signed by the Engineer of Record, must be submitted to the Engineering Division on Mylar and a CD with an AutoCAD (or equivalent) drawing of the public improvements.
X	7	A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.
X	8	A final report prepared by the geologist, in accordance with the California Building Code, must be submitted to the Engineering Division.
X	9	The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example follows: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans." Include the signature, company and date.

*EITHER A CASH DEPOSIT OR OUR STANDARD BOND SHALL BE PROVIDED. IN EITHER CASE, THE APPLICANT SHALL SUBMIT THE "BONDS - SECURITY AGRMT" WITH THEIR SECURITY. THE FORM, "BONDS - GUARANTEE AND WARRANTY " SHALL BE USED FOR A BOND.

Development Review Application #(s):
15PLN-07

G. **SPECIAL CONDITIONS:**
All checked conditions will apply to the project.

X	1	Complete the signalization and other related traffic improvements at the intersection of Dorsey Drive with the Spring Hill Drive extension prior to the first Certificate of Occupancy.
X	2	Analyze the benefit of all-way stop controls at the Idaho-Maryland Road/Springhill Drive and Idaho-Maryland Road/Centennial Drive intersections. If all-way stop controls are determined to increase the LOS during periods of peak flow at one or both of these intersections, subject to approval of the City, the intersection(s) shall be converted to all-way stop-controlled intersections. All improvements shall be installed prior to the first Certificate of Occupancy.
X	3	The final locations of the two (2) transit stops (one transit stop on Dorsey Drive and one internal transit stop) shall be coordinated with Nevada County.
X	4	One of the twin 18-inch sewers crossing under the Highway 20 shall be upsized to 21-inch diameter pipe (approximately 650 LF from MH I17-7 to MH I18-1). All improvements shall be installed prior to the first Certificate of Occupancy.
X	5	Complete pavement striping improvements from the Spring Hill Dr extension intersection, along Dorsey Dr to Sutton Way, in order to provide connectivity of Class 2 bike lanes in both directions.

7-year Dorsey Marketplace Phasing Plan and Anticipated Timeline

This timeline is intended to be a broad overview of anticipated milestone activities. The actual timeline will be dependent on market conditions. The following broad milestone activities may occur in a different order than laid out if determined to be appropriate by the developer, but they represent a typical order and an anticipated timeline for completing the project.

1. Year 1:
    a. Negotiate LOI's with anchor tenants. Engage architects and engineers to perform conceptual design/plans for on/offsite improvements. Update construction pricing with updated plans.
2. Year 2:
    a. Continue with anchor tenant and shop/pad tenant leasing.
    b. Begin finalizing improvement plans based on leasing activity.
3. Year 3:
    a. Finalize negotiated tenant LOI's and convert to leases.
    b. Continue leasing
    c. Continue construction documents based on leasing activity.
    d. Initiate and submit Forest Conversion Plan to CalFire.
4. Year 4:
    a. Finalize and execute tenant leases.
    b. Finalize Forest Conversion Plan with CalFire.
    c. Obtain Financing
    d. Finalize improvement plans and submit to the City for review with the goal of obtaining permits by year end for on/off site improvements.
5. Year 5:
    a. Begin on-site infrastructure improvements
    b. Complete Removal Action Work Plan (RAW) as part of the on-site improvements.
    c. Begin off-site improvements required by conditions of approval.
    d. Continue leasing
6. Year 6:
    a. Complete on/offsite improvements.
    b. Receive final inspection and acceptance of public improvements from the City.
    c. Finalize permits for vertical construction
    d. Begin vertical construction residential apartment units
    e. Begin vertical construction of commercial construction
    f. Initiate tentative map application with the City.
    g. Continue leasing
7. Year 7:
    a. Begin delivery to tenants and secure final certificates of occupancy for both commercial and residential units that began construction in year 6.
    b. Continue leasing.

c. Secure final certificates of occupancy for both commercial and residential units that began construction in year 6.
d. Balance of construction, if any, will be completed based on leasing activity and developers ability to finalize leases.

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

No mitigation measures are required for the following resources:

- Population/Housing
- Hydrology and Water Quality
- Public Services and Utilities
- Energy

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Land Use and Planning				
See Mitigation Measures 5a, 6a, 6b, 6c, 6d, 6e, 6f, 7a, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 9b, 9c, 9d, 10a, 10b, and 15a below				
Visual Resources				
Mitigation Measure 5a: Final landscaping plans shall be approved by the City of Grass Valley Planning Division prior to issuance of any grading permits for the project site. The landscape plan shall be drawn to scale and shall show the locations of existing trees and plant material to be retained and the location and proposed design of landscaped areas and the varieties and sizes of plant materials to be planted. The final landscaping plans shall demonstrate compliance with the following standards: • The trees proposed to be planted onsite shall include a minimum of either a one and one-half inch caliper healthy and well-branched deciduous tree or a 5–6-foot-tall evergreen tree for each protected tree removed, in compliance with the City's Tree Preservation Ordinance. • Landscaping along the western, southern, and eastern site boundaries shall include a mixture of shrubs and trees spaced such that there is sufficient room for each plant to grow while also providing visual screening of large walls, loading docks, and parking areas. This may be accomplished with staggered meandering rows of planting that provide depth and natural variation in placement and plant materials/species. At a minimum, perimeter landscaping shall	Project applicant to prepare and implement landscaping plan	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (landscaping plan approval) • Prior to issuance of certificates of occupancy (verification that landscaping was correctly installed)	Final Landscaping Plans demonstrate attainment of the performance criteria specified in the mitigation measure, including, but not limited to: • Tree planting meets the City's Tree Preservation Ordinance requirements • Landscaping provides visual screening of the development based on species height and planting density • Minimum sizes of trees at the time of planting

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
include species that typically reach heights at least as tall as the proposed buildings, and shall have sufficient quantities of vegetation such that at maturity, the vegetation will fully block sections of views that are at least 10 feet in length, spaced a minimum of 30 feet apart to a height of 8 feet. In the sections between those where views are fully blocked and at heights greater than 8 feet, views of the development must be screened with varying amounts of landscaping. • Loading and service areas for delivery or transfer of merchandise including vehicle access to those areas shall be screened from public view corridors and building entries by a combination of building design, layout, grade separations, masonry walls and dense landscaping. • Site areas not used for buildings, parking or other designated functions shall be landscaped. • All trees planted within the site shall be transplanted from five-gallon or larger size containers. • Landscaped areas shall utilize predominantly low-maintenance, native and adaptive drought-tolerant plantings that conserve water and facilitate the use of drip irrigation. • Landscaped areas shall use native trees and vegetation selected and placed to create a "natural forest" character in the landscape. • Parking lot landscaping shall meet the requirements of the City of Grass Valley Municipal Code Section 17.34.030. • The project site entrances at Dorsey Drive and Spring Hill Drive shall be landscaped with a mixture of ground cover, flowers, shrubs, and trees. At each entrance, landscaping shall be provided on both sides of the street and in median islands. • Along the project site frontage on Dorsey Drive and along the on-site section of Spring Hill Drive, at least one street tree shall be properly installed for each 30-foot length of right-of-way and shall be maintained in compliance with the City of Grass Valley Municipal Code Section 17.34.140 (Maintenance of Landscape Areas). The				• Low maintenance and water efficient plant species are predominant • Parking lot landscaping complies with Municipal Code Section 17.34.030

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
review authority may modify this requirement depending on the chosen tree species and its typical spread at maturity. • The project applicant shall post with the City of Grass Valley surety in the form of cash, letter of credit, performance bond, or instrument of credit, in an amount equal to 150% of the total value of all plant materials, irrigation, installation, and maintenance. Such surety shall be posted with the City for a 2-year period in compliance with Grass Valley Municipal Code Section 17.74.050 (Performance Guarantees). • Prior to issuance of any certificates of occupancy for structures within the project site, the project applicant shall submit to the Planning Division a letter signed by a licensed landscape architect, or the landscape contractor who performed the installation certifying that the landscaping and irrigation for the project has been installed in compliance with the approved plans.				
	Biological Resources			
Mitigation Measure 6a: Prior to issuance of grading permits, focused surveys for special-status plant species shall be conducted by a qualified project biologist according to the following protocol and guidance: CNPS Botanical Survey Guidelines (CNPS 2001); Protocols for Surveying and Evaluating Impacts to Special Status Native Populations and Sensitive Natural Communities (CDFW 2018); and U.S. Fish and Wildlife Service General Rare Plant Survey Guidelines (Cypher 2002). The pre-construction survey shall be conducted during a period when the target species would be observable and identifiable (e.g., blooming period). If special-status plants are detected during pre-construction surveys, the location of the species will be mapped. If impacts to special-status plants cannot be avoided, the following measures will be implemented: 1. Special-status plants in the vicinity of the disturbance will be temporarily fenced or prominently flagged and a 50-foot buffer established around the populations to prevent inadvertent encroachment by vehicles and equipment during the activity;	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (surveys completed) • During construction (on-site inspections to verify no-disturbance buffers, if needed, are established and maintained)	• Surveys are completed • A no-disturbance buffer is created and maintained where applicable

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
2. Seeds/bulbs will be collected and stored in appropriate storage conditions (e.g., cool and dry), and dispersed/transplanted to an area that would not be impacted following the construction activity and reapplication of salvaged topsoil; and 3. The top 6 inches of topsoil will be salvaged, stockpiled, and replaced as soon as practicable after project completion. The salvaged topsoil shall be redistributed at the same depth and contoured to blend with surrounding grades. Additionally, while it is not expected that a federally or state-listed plant would be observed during these surveys, the applicant shall consult with the applicable agency (i.e., CDFW and/or USFWS) and written concurrence for measures required for federally or state-listed plant species, if observed. If federal or state-listed plant species are observed, the applicant will submit a 2081(b) incidental take permit application to CDFW and a Biological Assessment for the "take" of certain plants that would be affected by the project. As part of the consultation process, a plan to transplant federal or state-listed species will be developed. A transplantation plan for any observed state or federally listed plants will be prepared that includes the following: 1. The area of occupied habitat to be preserved and removed. 2. Identification of on-site or off-site preservation, restoration, or enhancement locations. 3. Methods for preservation, restoration, enhancement, and/or translocation. 4. A replacement ratio and success standard of 1:1 for impacted individuals. 5. A monitoring program to ensure mitigation success. 6. Adaptive management and remedial measures in the event that performance stands are not achieved. 7. Financial assurances and a mechanism for conservation of any mitigation lands required in perpetuity.				

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 6b: Prior to issuance of a grading permit, the project applicant shall develop, in consultation with the CDFW, a Survey, Avoidance and Relocation Plan for Blainsville's horned lizard. The Survey and Avoidance provisions shall include, but not be limited to, the timing and location of the surveys that shall be conducted; the locations where more intensive efforts shall be conducted; the reporting mechanism that shall be used to document survey results; and measures to reduce the potential for this species moving onto the site during construction. The Relocation provisions shall include, but not be limited to, the proposed relocation site(s); the habitat and conditions in the proposed relocation site(s); the methods that shall be utilized for trapping and relocating the individual species; and mechanisms for documentation/recordation of the species and number of the animals relocated. The Survey, Avoidance and Relocation Plan shall be submitted to CDFW for approval 60 days prior to any vegetation removal or ground disturbing activities within potentially occupied habitat, which is limited to the California chaparral habitat as shown in Figure 6-1. The Plan shall include the specific survey efforts that shall occur for construction activities that occur both during the activity period of this species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Prior to commencement of vegetation removal and grading activities, an exclusion fence shall be installed around the portions of the California chaparral habitat where vegetation removal and grading will occur. During vegetation removal activities, a pre-construction clearance survey shall be performed in potentially suitable habitat for this species at the beginning of each day by a qualified biologist to prevent the take of any Blainville's horned lizards. If any Blainville's horned lizards are observed during surveys, they shall be relocated outside of the project boundary to the designated relocation site and project activities shall resume upon clearance by the designated biologist.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (Survey, Avoidance and Relocation Plan prepared and approved) • During construction: exclusion fence installed prior to vegetation removal and grading; pre-construction clearance surveys completed daily where needed; relocation activities completed as warranted	• Survey, Avoidance and Relocation plan approved by CDFW • Exclusion fencing installed and maintained • Pre-construction surveys completed • Relocation accomplished in accordance with plan

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 6c: Should construction begin during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be performed by a qualified biologist no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the construction site remains inactive for more than 1 month during the breeding season and construction would resume during the breeding season, another pre-construction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist based on species, location, nest concealment, and planned construction activity (e.g. 50 feet for passerines to 250-500 feet for raptors). These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in proximity to the nest during the nesting season, or creating a buffer zone between the nest and the activity. If active nests are present, project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species. If preconstruction surveys indicate nests are inactive or potential habitat is unoccupied during construction period, no further mitigation is required.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Surveys completed no more than 14 days prior to any groundbreaking activities or tree removal • Surveys completed no more than 14 days prior to resuming construction activity if site is inactive for more than one month • During construction (on-site inspections to verify no-disturbance buffers, if needed, are established and maintained)	• Surveys are completed • A no-disturbance buffer is created and maintained where applicable
Mitigation Measure 6d: All construction workers shall receive worker environmental awareness program training conducted by a qualified biologist or an environmentally trained construction manager. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to recognize all special-status species potentially present in the project area; identify their habitat; and discuss the nature and purpose of protective measures, including best management practices and other required mitigation measures. Personnel shall be instructed to avoid wetlands and waters on the project site, other than where impacts have	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (training program materials created) • Throughout construction process (contractors provide evidence that training has occurred at start of	All construction workers complete worker environmental awareness program training

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
been authorized, and to prevent spills, and shall be given contact information for the qualified biologist.			each construction phase)	
Mitigation Measure 6e: Prior to issuance of grading permits, the project applicant shall submit to the City evidence that compensatory habitat conservation and/or restoration for the loss of McNab cypress woodland and cottonwood forest is incorporated within the proposed landscaping plans and/or has been provided for through purchase of credits in a habitat mitigation bank and/or establishment of a conservation easement or other mechanism providing for the site's perpetual conservation on an offsite parcel that supports McNab Cypress woodland and/or cottonwood forest that is of similar habitat quality to that existing on the project site. The habitat conservation and/or restoration shall occur over a total area of 3.15 acres for McNab cypress woodland and 0.62 acres for cottonwood forest. This may include a combination of on-site replanting and restoration and off-site restoration sufficient to ensure no net loss of habitat functions or values. On-site planting may include restoration of the disturbed areas of McNab cypress woodland and cottonwood forest, as well as planting of individual McNab cypress and Fremont cottonwood trees as part of the proposed landscaping plan.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of grading permits	Submission of proof of compensatory habitat conservation and/or restoration for the loss of McNab cypress woodland and cottonwood forest
Mitigation Measure 6f: To the extent practicable, the project shall be designed to avoid impacts to the jurisdictional waters of the U.S. or state within the project site, and the following avoidance/minimization measures shall be implemented: • Any material/spoils from project activities shall be located away from jurisdictional areas and protected from stormwater runoff using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls, covers, sand/gravel bags, and straw bale barriers, as appropriate. • Materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank. • Any spillage of material shall be stopped if it can be done safely. The contaminated area shall be cleaned and any contaminated materials	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of a grading permit: resource agency permits obtained and evidence of compensatory mitigation submitted	• Clean Water Act Section 404 permit, Streambed Alteration Agreement, and Section 401 Water Quality Certification obtained • Compensatory mitigation completed

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
properly disposed of. For all spills the project foreman or designated environmental representative shall be notified.				
Where impacts to jurisdictional waters cannot be avoided, minimization measures shall be applied and all necessary resource agency permits shall be obtained. This may include a Nationwide Permit from the ACOE, Water Quality Certification or Individual or General Waste Discharge Requirements from the RWQCB, and a Streambed Alteration Agreement from CDFW. Proof of compliance shall be submitted to the Grass Valley Planning Department prior to issuance of building and grading permits and/or demonstration that avoidance of jurisdictional waters will occur during construction.				
All temporary impacts to federal- and state-jurisdictional waters shall be restored on site. Restoration will include recontouring and erosion control with a native seed mix. Prior to seeding temporary ground disturbance areas, the project biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.				
Compensatory mitigation for permanent impacts shall occur off site, and shall occur at a ratio no less than 1:1 for the impact to jurisdictional waters or at a higher ratio if so determined in the jurisdictional waters permits. A waters mitigation and monitoring plan shall be prepared that outlines the compensatory mitigation in coordination with the ACOE, RWQCB, and CDFW.				
Mitigation lands shall be comprised of drainages similar to those impacted. Off-site mitigation lands shall be preserved through a conservation easement and the waters mitigation and monitoring plan shall identify an approach for funding assurance for the long-term management of the conserved land. Suitable mitigation lands provided for species, if any are identified, may also be used for mitigation of jurisdictional waters of the state. The proposed 1:1 acreage ratio (or higher ratio if so determined in the jurisdictional waters permits) is considered sufficient to reduce project effects to less than significant because the type of potentially affected jurisdictional features (i.e., ephemeral drainages) are relatively common in				

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
the context of regional drainage. It is noted that the final mitigation ratio required by the ACOE, RWQCB and CDFW for acquisition of regulatory permits may differ, but shall be no less than 1:1.				
Cultural Resources				
Mitigation Measure 7a: All construction workers shall receive worker cultural resources awareness training conducted by a qualified archaeologist, and shall receive a worker cultural resources awareness brochure prepared by the same qualified archaeologist. Worker cultural resources awareness training may also be conducted through a video created by a qualified archaeologist specifically for this project. The program shall include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating state laws and regulations. The worker cultural resources awareness training shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site, and shall outline what to do and who to contact if any potential archaeological resources or artifacts are encountered. The program shall also underscore the requirement for confidentiality and culturally appropriate treatment of any kind of significance related to Native Americans and behaviors, consistent with Native American tribal values. Worker cultural resources awareness training shall instruct workers to recognize potential cultural resources, such as the presence of discolored or dark soil, fire-affected material, concentrations of lithic materials, or other characteristics observed to be atypical of the surrounding area; lithic or bone tools that appear to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; non-local high-quality materials such as chert and obsidian; and historic artifacts such as glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies. Prior to issuance of a grading permit, the City of Grass Valley shall verify that project construction documents include the following note: "If any cultural resources, such as structural features, mining equipment, unusual	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading permits (training program materials created) • Throughout construction process (contractors provide evidence that training has occurred at start of each construction phase)	All construction workers complete cultural resources awareness training

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
amounts of bone or shell artifacts, or architectural remains, are encountered during any construction activities, the contractor shall suspend all work within 100 feet of the find and immediately notify the City's Community Development Director." Further, the project applicant shall undertake the following: • Retain a qualified archaeologist to conduct an investigation of the site as needed to assess the resources (i.e., whether it is a "historical resource" or a "unique archaeological resource") and to provide management recommendations should potential impacts to the resource be found to be significant (possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects). • Consult with the United Auburn Indian Community (UAIC) to determine if the find is a tribal cultural resource. If so, consultation with the UAIC shall be consistent with the requirements of California Public Resources Code Sections 21084.3(a) and (b) and CEQA Guidelines Section 15370, and shall include consideration of requiring compensation for the impact by replacing or providing substitute resources or environments. • As warranted by any cultural resources found on site, prepare reports for resources identified as potentially eligible for listing in the California Register of Historical Resources in consultation with the State Historic Preservation Officer, and if applicable, tribal representatives.				
Transportation and Circulation				
Mitigation Measure 8a: Under either Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall construct a larger concrete porkchop barrier within the existing acceleration lane to restrict all movements from the eastbound approach at the Idaho Maryland Road/ Brunswick Road intersection to right turns. Additionally, under either Alternative A or Alternative B, prior to issuance of a building permit, the	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit	• Construction of the larger concrete barrier complete

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair-share contribution towards signalization of this intersection consistent with the City's Capital Improvement Program.				• Payment of the City of Grass Valley Traffic Impact Fee
Mitigation Measure 8b: Under Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall pay the Western Nevada County Regional Transportation Mitigation Fee, which includes a fair-share contribution towards the installation of a traffic signal at the Idaho Maryland Road/State Route 20/49 northbound ramps intersection, consistent with the Western Nevada County Regional Transportation Mitigation Fee improvement program.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit	• Payment of the Western Nevada County Regional Transportation Mitigation Fee
Mitigation Measure 8c: Under Alternative A, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall install a traffic signal at the Dorsey Drive/Catherine Lane intersection.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of the first certificate of occupancy under Alternative A only	• Installation of a traffic signal at the Dorsey Drive/Catherine Lane intersection under Alternative A only
Mitigation Measure 8d: Under Alternative A, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall fully fund agency staff time needed to complete signal optimization of the Dorsey Drive/SR 20/49 SB/EB On-Ramp/Joerschke Drive traffic signal	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of the first certificate of occupancy for the project site under Alternative A only	• Payment of funding sufficient to allow agency staff to complete signal optimization under Alternative A only
Mitigation Measure 8e: Under Alternative A or Alternative B, prior to issuance of a building permit, the project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair-share contribution towards the City's planned improvement at the Dorsey Drive/Sutton Way intersection, consistent with the City's Capital Improvement Program.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit	• Payment of the City of Grass Valley Traffic Impact Fee
Mitigation Measure 8f: Under Alternative A, prior to issuance of a building permit, the project applicant shall restripe the southbound approach to the Idaho Maryland Road/Spring Hill Drive intersection to create a southbound right-turn pocket	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit under Alternative A only	• Southbound right-turn lane created under Alternative A only

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 8g: Under Alternative A, prior to issuance of a building permit, the project applicant shall pay the City of Grass Valley Traffic Impact Fee, which includes a fair share contribution towards the installation of a traffic signal at the Bennett Street/SR 20/49 SB Off-Ramp/Tinloy Street intersection, consistent with the City of Grass Valley Capital Improvement Program.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of a building permit under Alternative A only	• Payment of the City of Grass Valley Traffic Impact Fee under Alternative A only
Mitigation Measure 8h: Under Alternative B, prior to issuance of the first certificate of occupancy for the project site, the project applicant shall pay a fair share contribution towards the signal optimization of the traffic signals at the Dorsey Drive/SR 20/49 SB Ramp/Joerschke Drive intersection and the Dorsey Drive/SR 20/49 NB Ramps intersection.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of the first certificate of occupancy for the project site under Alternative B only	• Payment of a fair-share contribution under Alternative B only
Noise				
Mitigation Measure 9a: Under Alternative B only, a noise attenuation barrier shall be constructed between the proposed residential apartment buildings in the southwestern corner of the site and SR 20/49. Further, where windows on the second and third floors of buildings adjacent to SR 20/49 and its off-ramp have a direct line of sight to the highway and/or off-ramp shall have a minimum Sound Transmission Class (STC) rating of 32. The noise attenuation barrier shall be a minimum height of 6 feet and shall be constructed of concrete or other solid material that is rigid and has a minimum density of 20 kilograms/square meter. Additionally, the noise attenuation barrier shall be constructed in accordance with the Caltrans standards outlined in Chapter 1100 of the Highway Design Manual. The City of Grass Valley shall ensure that the noise barriers are shown on construction plans prior to issuance of grading permits and shall verify the barriers have been constructed as required prior to issuance of certificates of occupancy	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of building permits (noise attenuation barrier and windows with minimum STC rating of 32 for designated units included on construction plans) under Alternative B only • Prior to issuance of the first certificate of occupancy for the project site (noise attenuation barrier constructed and appropriate windows installed)	• Noise attenuation barrier constructed under Alternative B only • STC 32 windows installed in second and third floors where windows have a direct line of sight to SR 20/49 and/or the off-ramp under Alternative B only

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
			under Alternative B only	
Mitigation Measure 9b: Under Alternative A, a noise assessment shall be performed to address potential noise impacts to the apartment buildings immediately south of Shops C, D, and E to determine the exposure to noise from commercial mechanical equipment noise and truck delivery noise at Shops C, D, and E and at Major 4. Under Alternative B the noise assessment shall consider noise exposure associated with commercial mechanical equipment noise and truck delivery noise at Shops C, D, and E and at Major 1. For either alternative the assessment shall identify requirements to construct noise barriers for commercial noise sources and/or implement increased construction standards within the affected apartment buildings to ensure that interior noise levels will be 45 dB or less.	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of building permits (noise assessment completed and noise control measures included in construction plans) • Prior to issuance of certificates of occupancy (noise control measures constructed and/or implemented)	• Noise assessment completed • Noise control measures constructed and/or implemented • Interior noise levels are 45 dB or less
Mitigation Measure 9c: Under Alternative A and Alternative B, a noise assessment of the mechanical equipment for the proposed residential units east of Spring Hill Drive shall be completed to identify the noise levels to which adjacent neighbors could be exposed and to identify noise control methods (such as placing equipment further from the adjacent neighbors and using barriers to screen the equipment) sufficient to ensure that noise levels at the nearest sensitive receptor do not exceed 55 dBA during daytime hours and 50 dBA during nighttime hours	Project applicant	City of Grass Valley Community Development Department	• Prior to issuance of building permits (noise assessment completed and noise control measures included in construction plans) • Prior to issuance of certificates of occupancy (noise control measures constructed and/or implemented)	• Noise assessment completed • Noise control measures constructed and/or implemented • Exterior noise exposure from mechanical equipment is no greater than 55 dBA during daytime hours and no greater than 50 dBA during nighttime hours

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Mitigation Measure 9d: Prior to issuance of grading and/or building permits, City staff shall ensure that project Grading and Building Plans identify locations for all stationary noise-generating construction equipment, such as air compressors, that are located as far as practical from nearby homes. The project applicant shall submit a list of the construction equipment proposed to be used (including horsepower), a schedule for the use of each piece of equipment during that phase, and the general location where each piece of equipment would operate. Where such equipment must be located near adjacent residences, project Grading and Improvement plans shall include provisions to reduce noise exposure to nearby receptors such as modifying the equipment list, restrictions on the number of individual pieces of equipment that may be used at one time, modifying the location of individual pieces of equipment such that they are 150 feet from the nearest sensitive receptor, or providing acoustical shielding of stationary equipment when achieving 150 feet of separation is not feasible, use of temporary noise attenuation barriers, and/or other measures that are demonstrated to be sufficient to ensure that the maximum noise level at the property boundary would remain at or below 90 dB and increases in hourly noise levels at the property boundary would not exceed 10 dBA above the ambient noise level for two or more hours per day. Additionally, City staff shall ensure that the Grading and Building Plans include the following notes: A. Construction noise emanating from any construction activities for which a grading or building permit is required shall be prohibited on Sundays and federal holidays, and shall occur only as follows: • Monday through Friday, 7:00 a.m. to 7:00 p.m. • Saturday, 7:00 a.m. to 7:00 p.m. B. All construction equipment shall be fitted with factory-installed muffling devices, and all construction equipment shall be maintained in good working condition to lower the likelihood of any piece of equipment emitting noise beyond the standard decibel level for that equipment. C. All equipment and vehicles shall be turned off when not in use.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes) • During construction (noise control requirements implemented)	Noise-generating construction equipment located as far as possible from sensitive noise receptors and/or shielded.

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
D. Unnecessary idling of internal combustion engines shall be prohibited. E. Idling shall be limited to no more than 5 minutes.				
Air Quality				
Mitigation Measure 10a: Prior to issuance of grading permits, the City of Grass Valley shall verify that construction contracts include requirements for construction contractor(s) to implement the following measures: • Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the NSAQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel. • Fugitive dust shall be controlled as required by District Rules • All exposed surfaces shall be watered two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Haul trucks transporting soil, sand, or other loose material on the site must be loaded with a minimum of two feet of freeboard. Any haul trucks that would be traveling along freeways or major roadways shall be covered. • Wet power vacuum street sweepers shall be used to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, sidewalks, parking lots to be paved shall be completed as soon as possible. In addition, building pads shall be laid within 4 months of grading unless seeding or soil binders are used • Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes) • During construction (air pollution control requirements implemented)	• Verification of construction contracts • Identified air pollution control requirements implemented

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
• No equipment or vehicles may idle for more than 5 minutes. Clear signage that posts this requirement for workers shall be posted at the entrances to the site. • The construction contractor shall provide the City with current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. • Temporary traffic control shall be provided during all phases of the construction to improve traffic flow as deemed appropriate by local transportation agencies and/or Caltrans. • Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practicable. • Minimize active earthmoving and the generation of fugitive dust to the extent feasible when pedestrians walk by active project construction sites. • The project applicant shall implement the Removal Action Workplan (RAW) as approved by the California Department of Toxic Substances Control prior to construction of the proposed project. Throughout all activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan.				
Mitigation Measure 10b: Prior to issuance of grading and building permits, the City of Grass Valley shall verify that building plans include provisions for the following measures to reduce air pollutant emissions throughout project operation: • There shall be a limit of one wood-burning appliance per residence, and it shall be an EPA Phase II certified appliance. Also, each residence shall be equipped with a non-wood-burning source of heat. • The project applicant shall provide, operate, and fund a green-waste drop-off site for residents.	Project applicant and construction contractor	City of Grass Valley Community Development Department	• Prior to issuance of grading permits	Identified air pollution reduction measures implemented in all new buildings

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
• Streets shall be designed to maximize pedestrian access to transit stops. • The project shall provide for pedestrian access between bus service and major transportation points within the project, and between separate sections of the project, where feasible.				
Climate Change				
Mitigation Measure 11a: The following GHG emission reduction measures shall be implemented: All residential buildings shall: • Meet or exceed CALGreen Tier 1 requirements in place at the time of Building Permit issuance. • Include a solar energy system consistent with the 2019 California Building Code. • Include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances typically included within the initial installation by the builder). • Include programmable thermostat timers. • Include exterior outlets on all residential buildings to allow the use of electrically-powered landscape equipment. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence only utilize low flow water fixtures such as low flow toilets, faucets, showers, etc. • Prior to approval of Improvement Plans the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. • Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product.	Project applicant	City of Grass Valley Community Development Department	• Prior to building permit issuance (building plans include required measures) • Prior to issuance of the certificates of occupancy (required measures were appropriately installed)	Identified GHG reduction measures implemented in all new buildings

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
• Install EV charging stations on 1.5% of the constructed parking spaces, in addition to installing the infrastructure necessary to support future EV charging stations consistent with the 2019 California Building Code. All non-residential buildings shall: • Be pre-plumbed and structurally engineered for the installation of a complete solar energy system. • Prior to the issuance of non-residential building permits, the proposed project applicant or its designee shall submit building plans illustrating that the proposed project's non-residential land uses shall achieve an 8% greater building energy efficiency than required by the current state energy efficiency standards in Title 24, Part 6 of the California Code of Regulations. • Use "Energy Star" rated (or greater) roofing materials. • Use both indoor and outdoor energy efficient lighting that meets or exceeds Title 24 requirements. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show that the proposed project includes a complete solar water heating system. • Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance. • Only use low flow water fixtures such as low flow toilets, faucets, showers, etc. • Only use programmable thermostat timers. • Prior to approval of Improvement Plans, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting.				

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
• Include pedestrian-friendly paths and cross walks in all parking lots, consistent with the proposed site plans. • Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10% of the cost of applying a standard asphalt product. • Install EV charging stations on 1.5% of the constructed parking spaces, in addition to installing the infrastructure necessary to support future EV charging stations consistent with the 2019 California Building Code. • Maximize the amount of drought tolerant landscaping by minimizing the amount of turf in all areas where this option is feasible as well as comply with the City's Model Water Efficient Landscape Ordinance for both residential and commercial land uses. • Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation areas				
Geology and Soils				
Mitigation Measure 12a: If paleontological resources are encountered during site remediation or construction, work shall be halted within 100 feet of the resource and the construction contractor must notify the City of Grass Valley Community Development Department of the resource within 24 hours. The project applicant shall retain a qualified paleontologist to evaluate and record the resource and make recommendations for the appropriate treatment of the resource, in consultation with the City. Construction workers shall not collect paleontological resources. Appropriate treatment may include collection and processing of "standard" samples by a qualified paleontologist to recover micro vertebrate fossils; preparation of significant fossils to a reasonable point of identification; and depositing significant fossils in a museum repository for permanent curation and storage, together with an itemized inventory of the specimens	Project applicant and construction contractors	City of Grass Valley Community Development Department	Prior to issuance of grading and/or building permits (grading and building permits include appropriate notes)	Defined protocols are implemented in the event paleontological resources are encountered

Dorsey Marketplace
Mitigation Monitoring and Reporting Program

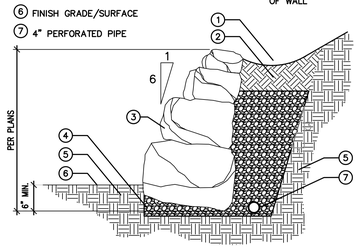
Mitigation Measure	Implementation	Monitoring	Timing	Performance Evaluation Criteria
Hazards and Hazardous Materials				
Mitigation Measure 15a: The project applicant shall implement the Removal Action Workplan (RAW) as approved by the California Department of Toxic Substances Control prior to construction of the proposed project. This shall include excavation and off-site disposal for the waste in Area of Concern (AOC) 1, and on-site consolidation and burial of mine waste rock and tailings beneath the proposed commercial development in AOC 2. In AOC 1, vegetation removal must be conducted in the areas to be excavated using hand-held mechanical equipment to minimize disturbance of soil prior to excavation. In AOC 2, prior to implementation of the RAW, DTSC must review and approve site development plans showing the final development layout and waste placement details. In the event that any ground-disturbing activities would occur on the project site prior to the site remediation activities, DTSC must review the proposed ground-disturbing activities and the project proponent/construction contractor would mark remediation areas on the site so the areas may be avoided. After excavation and on-site placement, soil samples must be tested and submitted to DTSC to verify that soil conditions meet the remedial goals defined in the RAW. Throughout all activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan.	Project applicant and construction contractors	City of Grass Valley Community Development Department	• Prior to the issuance of a grading permit (grading plans include excavation, off-site disposal, on-site consolidation, Site Safety Plan measures, and Asbestos Dust Mitigation Plan measures per the approved RAW) • RAW is implemented throughout site remediation • Prior to issuance of building permits, City verifies that RAW has been fully implemented.	• RAW is implemented in accordance with DTSC approvals • DTSC provides verification that RAW has been implemented and all residual contaminant levels are below the applicable screening levels

LEGEND

1. DRAINAGE SWALE TO OUTLET OR AREA DRAIN. 1% FLOW LINE MINIMUM
2. 8" MIN. AMENDED SOIL FOR PLANTING
3. ANGULAR BOULDERS
4. ¾"–1 ½" COMPACTED GRANULAR FILL
5. NATIVE SOIL
6. FINISH GRADE/SURFACE
7. 4" PERFORATED PIPE

NOTES:

- USE ANGULAR BOULDERS TO FACILITATE STRUCTURAL INTEGRITY
- WALL BATTER FROM VERTICAL TO BE 6:1
- ANGLE OF REPOSE TO BE 3:1
- ANGLES AND DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE STATED IN CIVIL DRAWINGS, SOILS REPORTS ETC.
- WALL NOT TO EXCEED 4' IN HEIGHT
- FROM BOTTOM OF FOOTING TO TOP OF WALL

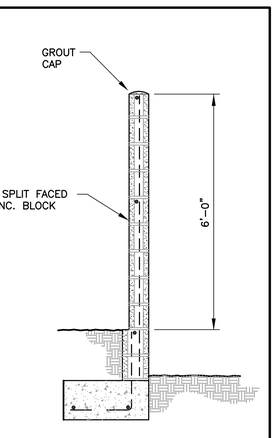


SECTION

"ROCK" RETAINING WALL

BLDR–DRSTK SCALE: NTS

ALL RETAINING WALLS TO BE "ROCK" UNLESS OTHERWISE NOTED



MASONRY WALL

SCALE: NTS

DORSEY DRIVE

OFF RAMP

HIGHWAY 49–20

SPRING HILL DRIVE–EXIST

INSTALL ROCK WALLS–IF NO GRADES NOTED THEY ARE DECORATIVE ONLY AND WILL BE 0–4' TALL

INSTALL MASONRY WALL–SUBTRACT GRADES TO DETERMINE HEIGHT

ROCK WALL–TYP SUBTRACT GRADES TO DETERMINE HEIGHTS

INSTALL ROCK WALLS–IF NO GRADES NOTED THEY ARE DECORATIVE ONLY AND WILL BE 0–4' TALL

MASONRY WALL; 4' TALL WITH DRIVE AREA BELOW–TYP.

CROSS SECTION LOCATIONS–SEE SHEETS Pre–C–6 & 7 FOR PROFILES

NO SD CONNECTION

INSTALL SPLIT FACE MASONRY WALL TO NOTED GRADES

INSTALL ROCK WIERS AT POND STEPOWNS–TYP.

EXISTING CONCRETE SWALE TO REMAIN

INSTALL ROCK WALLS; SUBTRACT NOTED GRADES TO DETERMINE HEIGHTS

"METERED" OUTFALL LINE

EXISTING GROUND CONTOURS–TYP

EXISTING CONCRETE SWALE TO REMAIN

INSTALL ROCK WALLS; SUBTRACT NOTED GRADES TO DETERMINE HEIGHTS

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

CONSULTANT:

FOR DESIGN REVIEW ONLY
10-6-17

REGISTERED PROFESSIONAL ENGINEER
SEAN MICHAEL MORRIS
No. 49870
Exp. 03-31-17
CIVIL
STATE OF CALIFORNIA

GENESIS ENGINEERING
1402 D Street · Marysville, CA 95901
office (530) 742-1300 · fax (530) 742-1331
email sean@genesisengineering.us

DORSEY MARKETPLACE

DORSEY DRIVE @ HWY 20/49
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF

PLANNING SUBMITTAL

AGENCY APPROVAL:

Revisions

No.	Revisions	By	Date
1	Per City Comments	SMO	3-23-16
2	Added WQ Pond	SMO	10-28-16
2	Alternative #1	SMO	10-6-17

KEY PLAN:

SHEET TITLE:

PRELIMINARY GRADING PLAN for ALTERNATIVE #1

PROJECT NO. 13-135

DATE: 10-6-17

SHEET NO. REV C-3 OF 1

OVERALL LANDSCAPE PLAN

SCALE: 1" = 60'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
	ACE BLO	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	15 gal	
	ACE COL	Acer platanoides 'Columnare' / Columnar Norway Maple	15 gal	
	ACE ARM	Acer rubrum 'Armstrong' / Armstrong Red Maple	15 gal	
	ACE GLO	Acer rubrum 'October Glory' / October Glory Maple	15 gal	
	CEA HAR	Ceanothus x 'Ray Hartman' Multi / California Lilac	15 gal	CA Native
	CED DEO	Cedrus deodara / Deodar Cedar	24"box	
	CER CAN	Cercis canadensis Multi / EasternRedbud Multi-trunk	15 gal	
	HES MAC	Hesperocyparis macnabiana / MacNab Cypress	15 gal	CA Native
	HET ARB	Heteromeles arbutifolia 'Standard' / Toyon	15 gal	CA Native
	LAG NAT	Lagerstroemia x 'Natchez' / Crape Myrtle	24"box	
	PIN PON	Pinus ponderosa / Jeffrey Pine	15 gal	CA Native
	PIS CHI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box	
	PLA ACE	Platanus x acerifolia 'Columbia' / London Plane Tree	24"box	
	QUE KEL	Quercus kelloggii / California Black Oak	15 gal	CA Native
	QUE ROB	Quercus robur 'Crimson Spire' / Columnar English Oak	15 gal	
	QUE WIS	Quercus wislizenii / Interior Live Oak	15 gal	CA Native
	ULM PAR	Ulmus parvifolia 'True Green' / True Green Elm	24"box	

SHRUBS	SIZE	
Arctostaphylos x 'Howard McMinn' / Sunset McMinn	5 gal	CA Native
Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	5 gal	
Ceanothus x 'Julia Phelps' / California Lilac	5 gal	CA Native
Diplacus grandiflorus / Largeflower Bush Monkeyflower	1 gal	CA Native
Eriogonum grande rubescen / Red Buckwheat	1 gal	CA Native
Escallonia x 'Compacta' / Compact Escallonia	5 gal	
Ficus pumila / Creeping Fig	5 gal	
Grevillea x 'Noelii' / Grevillea	5 gal	
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	5 gal	
Loropetalum chinense rubrum 'Razzleberri' / Razzleberri Fringe Flower	5 gal	
Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 gal	CA Native
Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal	
Olea europaea "Little Ollis' TM / Little Ollie Olive	5 gal	
Philadelphus lewisii / Wild Mockorange	5 gal	CA Native
Pinus mugo mugo / Dwarf Mugo Pine	5 gal	
Polystichum munitum / Western Sword Fern	5 gal	CA Native
Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	5 gal	
Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	CA Native
Ribes sanguineum / Red Flowering Currant	5 gal	CA Native
Sarcococca hookerana humilis / Slender Sweetbox	5 gal	
Styrax redivivus / Snowdrop Bush	5 gal	
Viburnum tinus 'Spring Bouquet' / Spring Bouquet Laurestinus	5 gal	

GRASSES	SIZE
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
Carex pansa / Sanddune Sedge	1 gal
Carex testacea 'Prairie Fire' / Prairie Fire Sedge	1 gal
Carex tumulicola / Berkeley Sedge	1 gal
Festuca Idahoensis / Idaho Fescue	1 gal CA Native
Muhlenbergia capillaris 'Regal Mist' TM / Muhly	5 gal CA Native
Muhlenbergia rigens / Deer Grass	5 gal CA Native

GROUND COVERS	SIZE	SPACING	
Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.	CA Native
Baccharis pilularis 'Twin Peaks #2' / Twin Peaks Coyote Brush	1 gal	36" o.c.	CA Native
Ceanothus griseus horizontalis / Carmel Creeper	1 gal	48" o.c.	CA Native
Epilobium canum / Hummingbird Trumpet	1 gal	30" o.c.	CA Native
Mahonia repens / Creeping Mahonia	1 gal	36" o.c.	CA Native
Salvia sonomensis / Creeping Sage	1 gal	36" o.c.	CA Native
Symphoricarpos mollis / Creeping Snowberry	1 gal	36" o.c.	CA Native
Trachelospermum asiaticum / Star Jasmine	1 gal	24" o.c.	
Turf Sod Bolero Plus / Fescue blend	sod		

PARKING LOT SHADE CALCULATIONS

TOTAL PARKING AREA	274,000 SF
SHADE REQUIRED (50%)	137,000 SF
COVERED PARKING	53,260 SF
TREE SHADE	140,058 SF
TOTAL SHADE PROVIDED	193,318 SF
PERCENT SHADE	70%

williams + paddon
ARCHITECTS + PLANNERS

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

DORSEY MARKETPLACE - ALT. B

GRASS VALLEY, CA.

DECEMBER 4, 2018

SHEET
L1.1

LANDSCAPE DETAIL - MARKET PLAZA

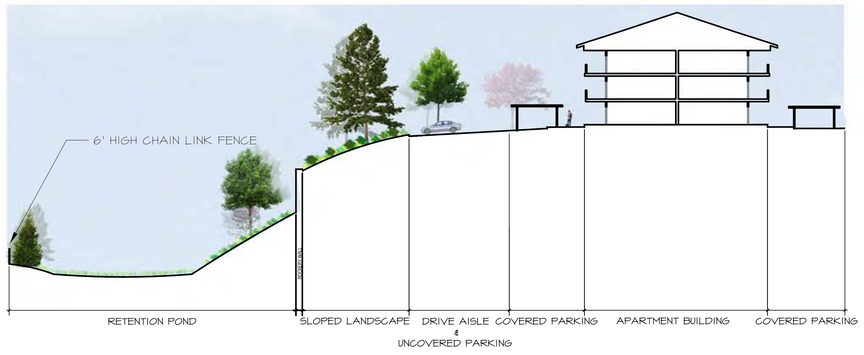
SCALE: 1" = 20'-0"

LANDSCAPE DETAIL - DORSEY DRIVE ENTRY

SCALE: 1" = 20'-0"

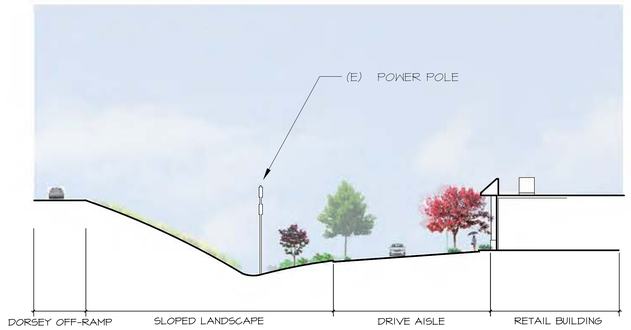
LANDSCAPE SECTION 1

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



LANDSCAPE SECTION 2

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



LANDSCAPE SECTION 3

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

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YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET. AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

DORSEY MARKETPLACE - ALT. B

GRASS VALLEY, CA.

DECEMBER 4, 2018

SHEET
L1.2

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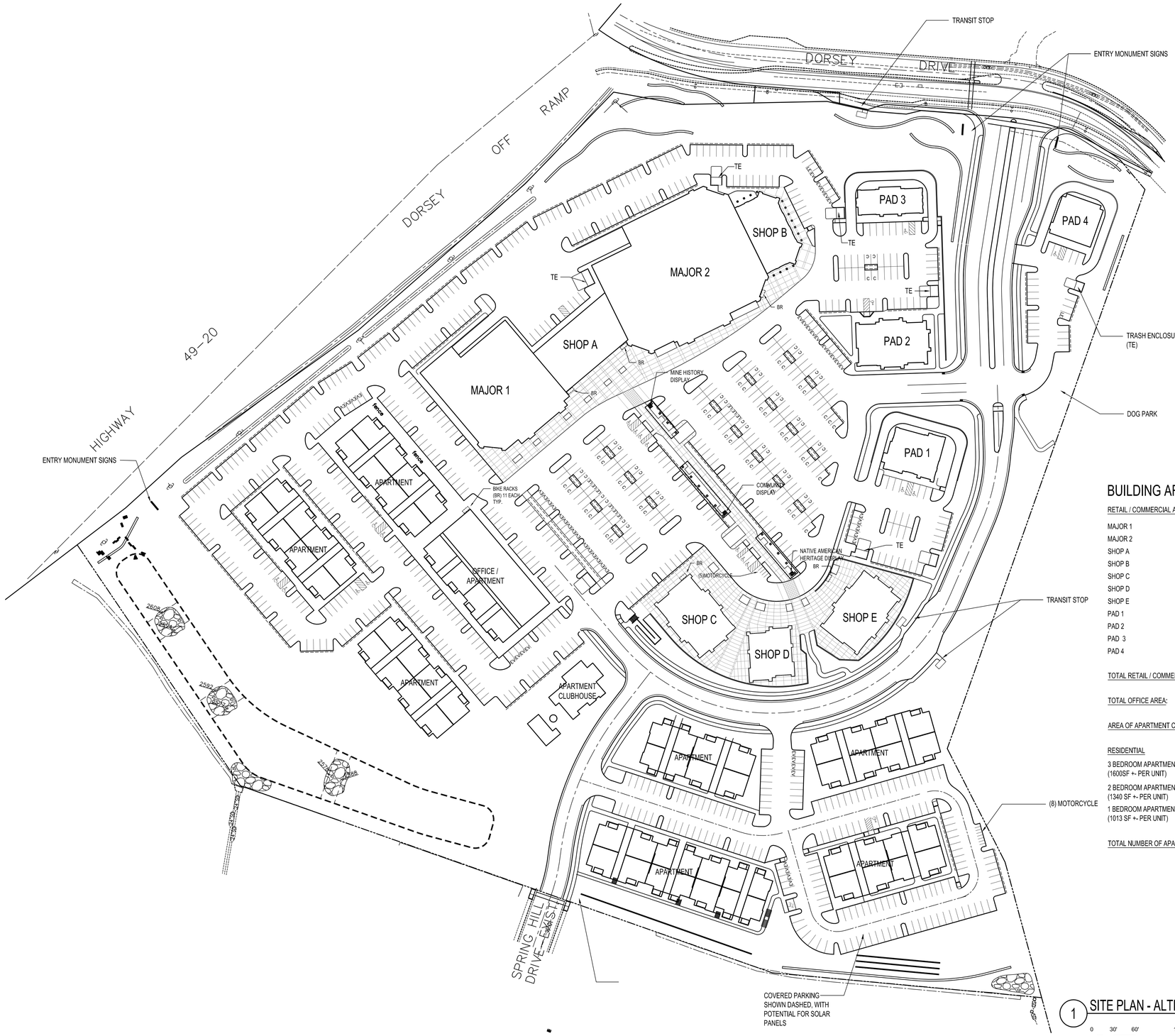
DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A1.1
Neighborhood Plan

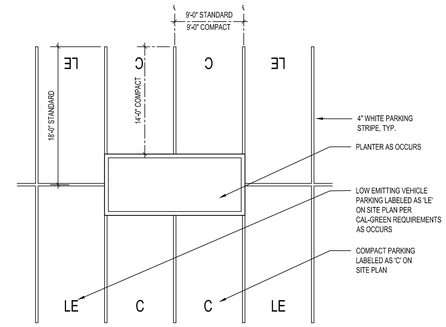


1 SITE PLAN - ALTERNATIVE

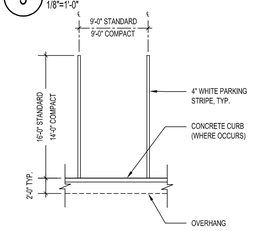
0 30' 60' 120'

(IN FEET) 1 inch = 60 ft.

N



3 TYPICAL PARKING STALL @ PLANTER
1/8"=1'-0"



2 TYPICAL PARKING STALL
1/8"=1'-0"

BUILDING AREA DATA:

RETAIL / COMMERCIAL AREA:

MAJOR 1	21,500 SF
MAJOR 2	35,000 SF
SHOP A	8,500 SF
SHOP B	5,650 SF
SHOP C	6,400 SF
SHOP D	4,000 SF
SHOP E	6,400 SF
PAD 1	4,200 SF
PAD 2	6,000 SF
PAD 3	3,200 SF
PAD 4	3,500 SF
TOTAL RETAIL / COMMERCIAL AREA:	104,350 SF
TOTAL OFFICE AREA:	8,500 SF
AREA OF APARTMENT CLUBHOUSE:	3,260 SF + -

RESIDENTIAL

3 BEDROOM APARTMENTS: (1600SF +- PER UNIT)	38 UNITS
2 BEDROOM APARTMENTS: (1340 SF +- PER UNIT)	95 UNITS
1 BEDROOM APARTMENTS: (1013 SF +- PER UNIT)	38 UNITS
TOTAL NUMBER OF APARTMENTS	171 UNITS

PARKING DATA:

PARKING REQUIRED :

REQUIRED PARKING COMMERCIAL BEFORE BICYCLE SUBSTITUTION (4/1000) :	417 STALLS
** REQUIRED PARKING COMMERCIAL AFTER BICYCLE SUBSTITUTION :	412 STALLS
***REQUIRED PARKING COMMERCIAL AFTER MOTORCYCLE SUBSTITUTION :	410 STALLS
REQUIRED ACCESSIBLE PARKING (2% OF TOTAL PARKING PROVIDED)	12 STALLS
REQUIRED BIKE PARKING (10% OF TOTAL PARKING PROVIDED)	0.1 * 568 = 57 BIKE RACKS
REQ. CLEAN AIR / VAN POOL / EV : (AS REQUIRED BY CAL GREEN)	0.08 * 568 = 46 STALLS
REQ. FUTURE ELECTRIC VEHICLE CHARGING STATION: (AS REQ. BY CAL GREEN)	0.06 * 568 = 35 STALLS
REQUIRED OFFICE PARKING (1:400)	22 STALLS

RETAIL / COMMERCIAL PARKING PROVIDED :

- STANDARD STALLS PROVIDED:	447 STALLS
- COMPACT STALLS PROVIDED:	77 STALLS (13% < 20% ALLOWED, THUS OK)
- ACCESSIBLE PARKING:	14 STALLS (12 > 15 STALLS, THUS OK)
- MOTORCYCLE ***	5 SPACES
- BIKE RACKS	57 BIKE RACKS
- CLEAN AIR / VAN POOL / EV : (STRIPED AND INDICATED ON SITE PLAN AS 'LE'. PART OF TOTAL STANDARD STALLS)	46 STALLS
- FUTURE ELECTRIC VEHICLE CHARGING: (INDICATED ON SITE PLAN AS 'EV' PART OF 'LE' STALL COUNT)	35 STALLS

RESIDENTIAL PARKING PROVIDED:

- STANDARD STALLS (COVERED) PROVIDED:	304 STALLS
- STANDARD STALLS (UNCOVERED) PROVIDED:	74 STALLS
- ACCESSIBLE PARKING PROVIDED:	10 STALLS (REQ. IS 2% OF TOTAL = 8 STALLS)
- MOTORCYCLE	7 SPACES
- FUTURE ELECTRIC VEHICLE CHARGING (INDICATED ON SITE PLAN AS 'EV' PART OF STANDARD STALL COUNT)	12 STALLS (3% OF PARKING PROVIDED)

OFFICE PARKING PROVIDED:

- STANDARD STALLS	28 STALLS
- ACCESSIBLE PARKING PROVIDED:	1 STALL

OTHER PARKING:

** SUBSTITUTION FOR AUTOMOBILE PARKING IS (1) STALL PER 8 BICYCLE RACKS, UP TO 10% MAXIMUM OF REQUIRED VEHICLE SPACES	** 417 X 10% = 41 / 8 = 5 STALL REDUCTION
MOTORCYCLE SPACES ALLOWED:	$\frac{1}{25}$, UP TO 10% MAX. OF REQUIRED VEHICLES
***SUBSTITUTION FOR AUTOMOBILE PARKING IS (1) SPACE PER 25 MOTORCYCLE SPACES, UP TO 10% MAXIMUM OF REQUIRED VEHICLE SPACE	***417 X 10% = 41 SPACES 41/ 25 = 2 SPACE REDUCTION (5 MOTORCYCLE SPACES PROVIDED , 41 ALLOWED, THUS "OK")

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A1.2
Site Plan

Legend

- Pedestrian Plazas
- Typical Pedestrian Crossings
- Enhanced Pedestrian Crossings

1 PEDESTRIAN PLAZAS AND PATHWAYS

0 30' 60' 120'

(IN FEET) 1 inch = 60 ft.

N

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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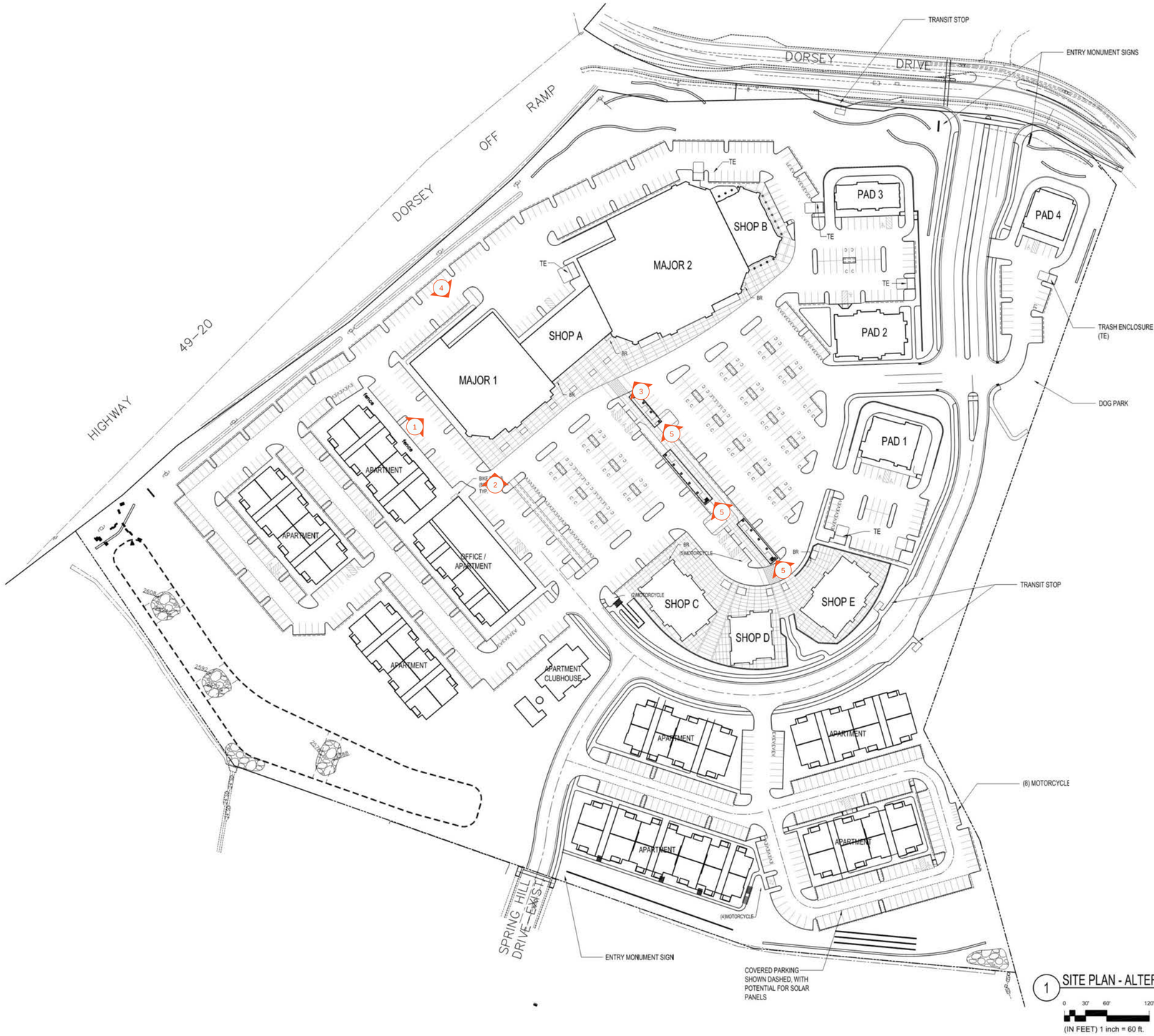
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A1.3

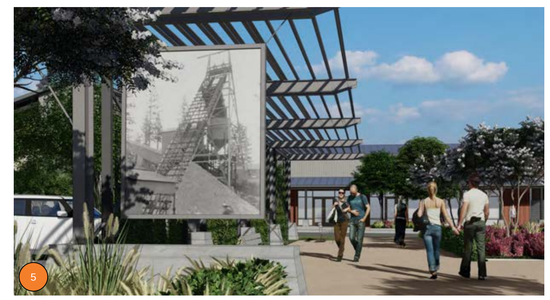


Mural opportunity

Sculpture opportunity

Sculptural bike rack

Mural opportunity



Kiosk

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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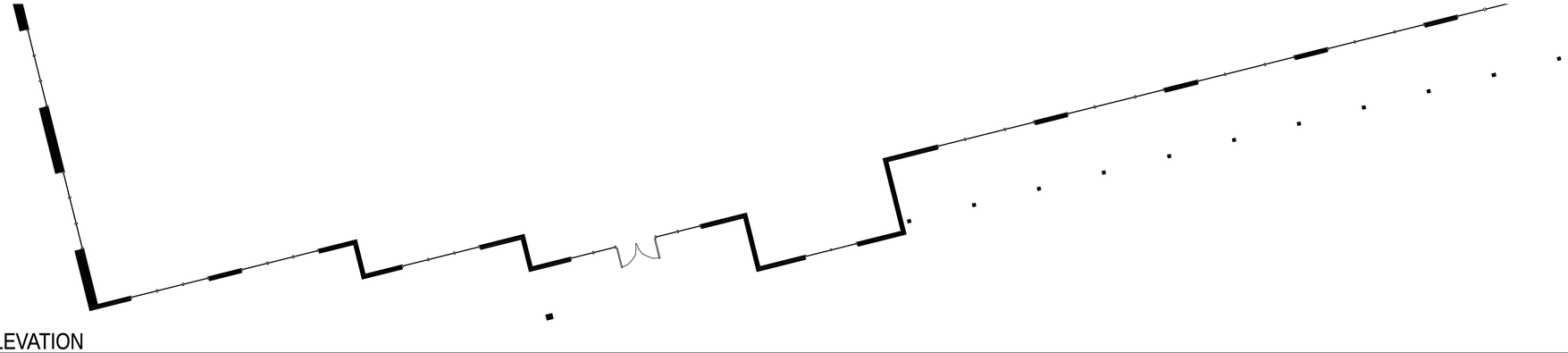
SHEET
A1.4

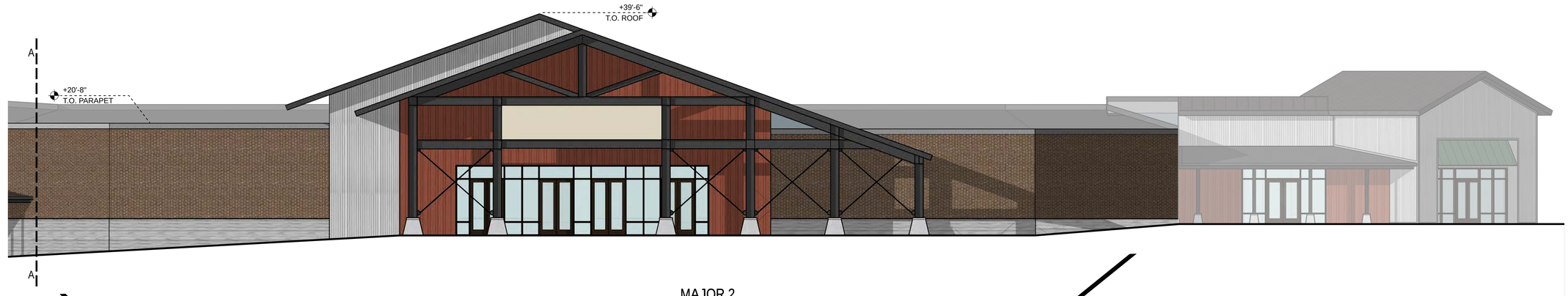


1 MAJOR - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

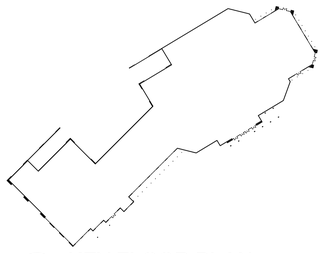
LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

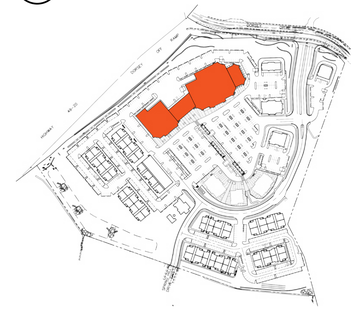


2 MAJOR - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN



KEY SITE PLAN

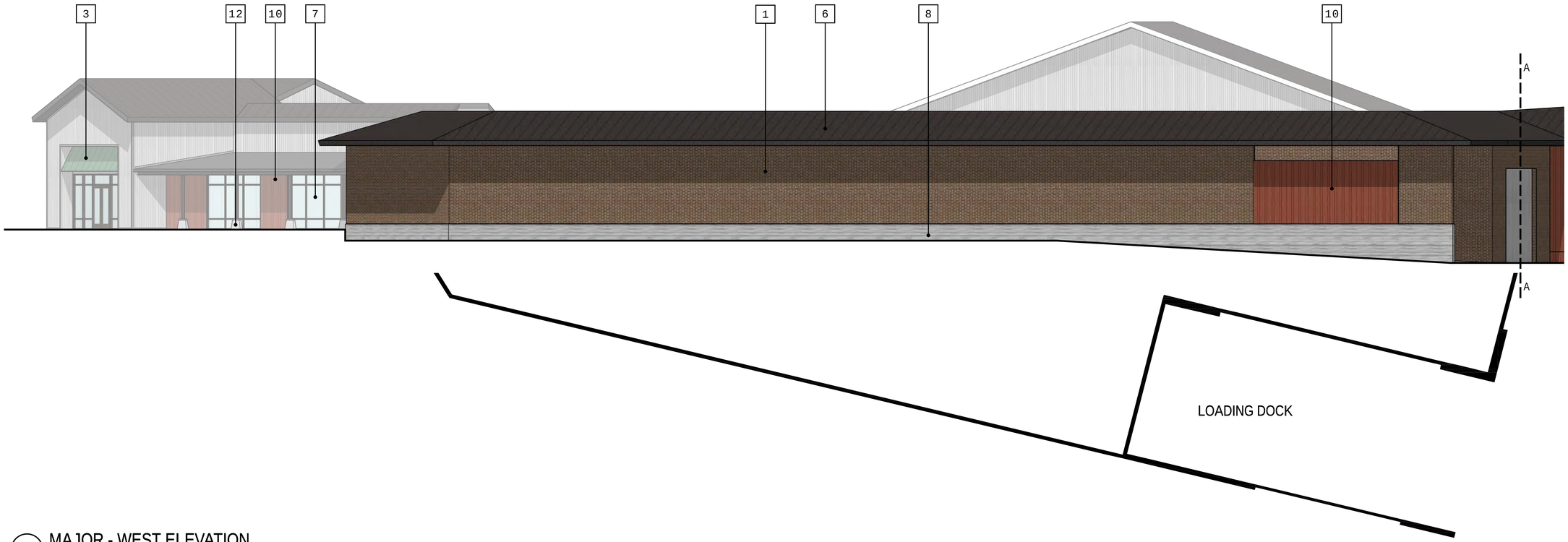
williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.1
Building Elevations

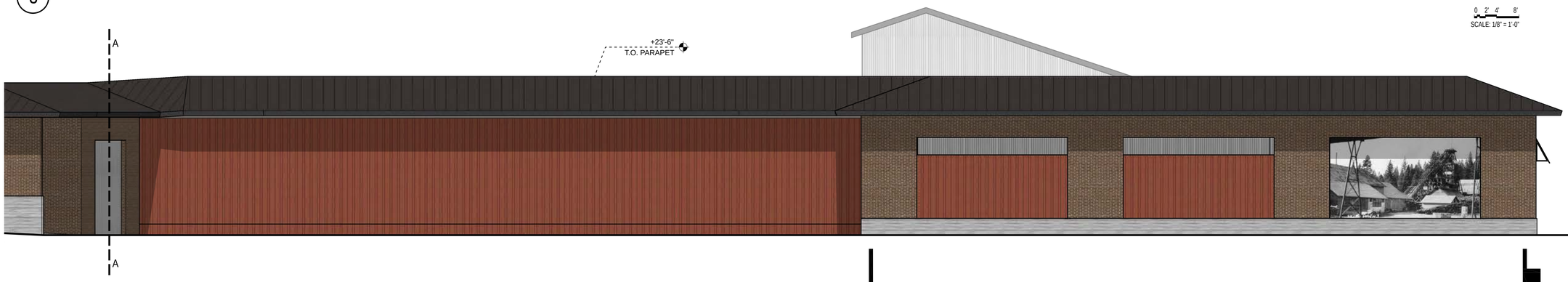


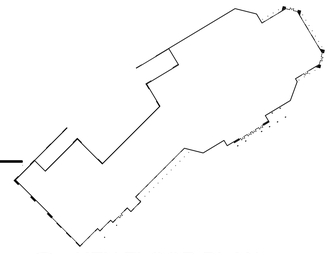
LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

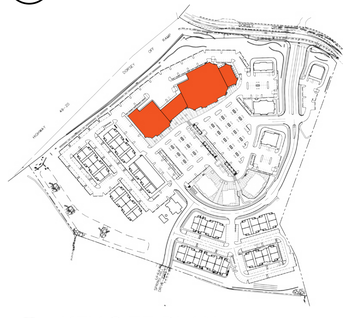
3 MAJOR - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"





KEY FLOOR PLAN



KEY SITE PLAN

4 MAJOR - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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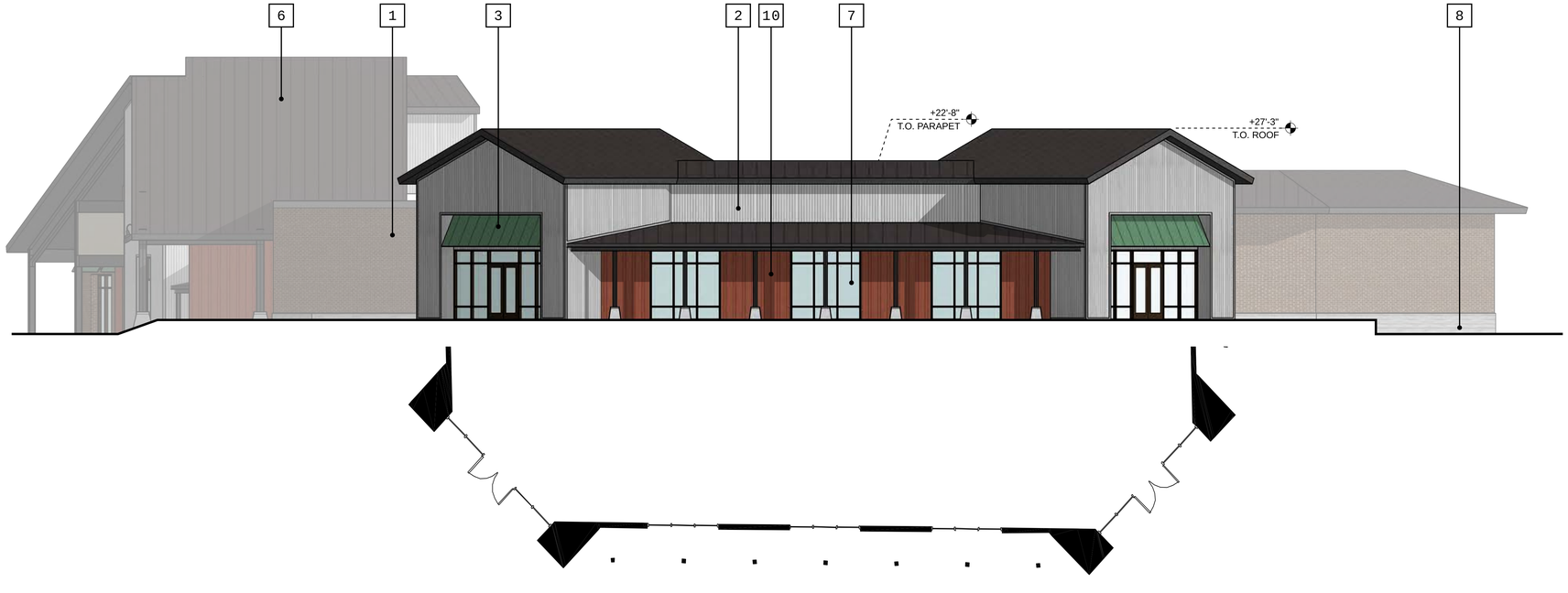
SHEET
A4.2
Building Elevations



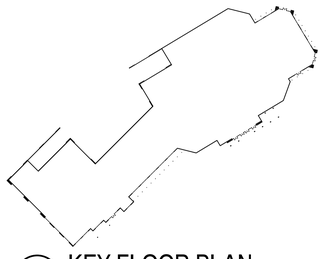
5 MAJOR - NORTH ELEVATION

6 MAJOR - SOUTH ELEVATION

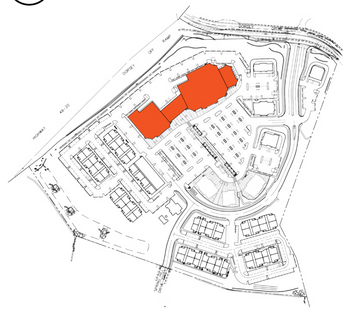
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



KEY FLOOR PLAN



KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
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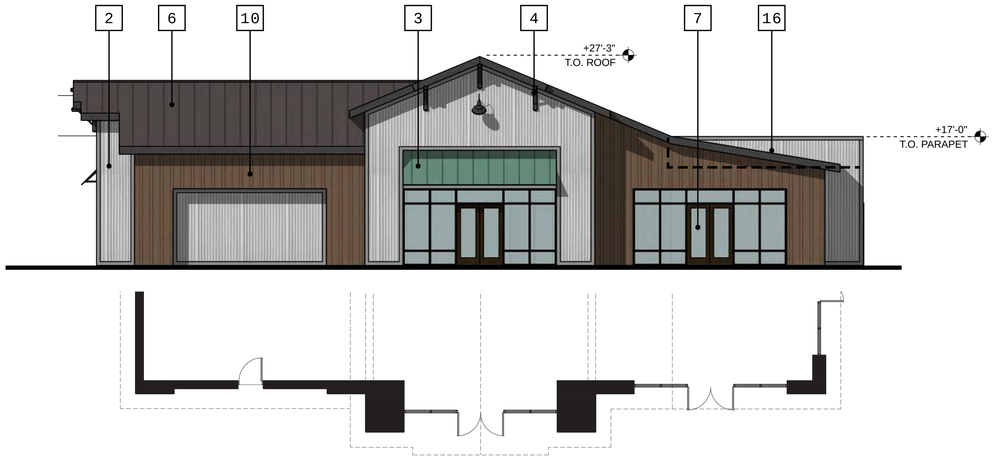
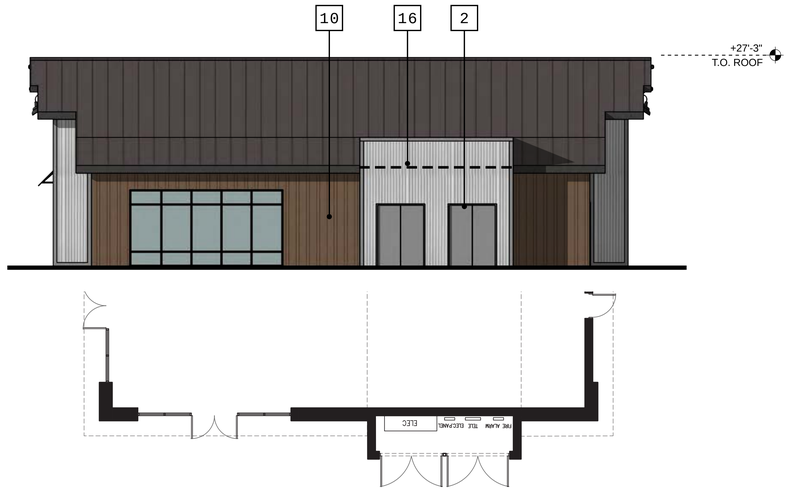
SHEET
A4.3
Building Elevations



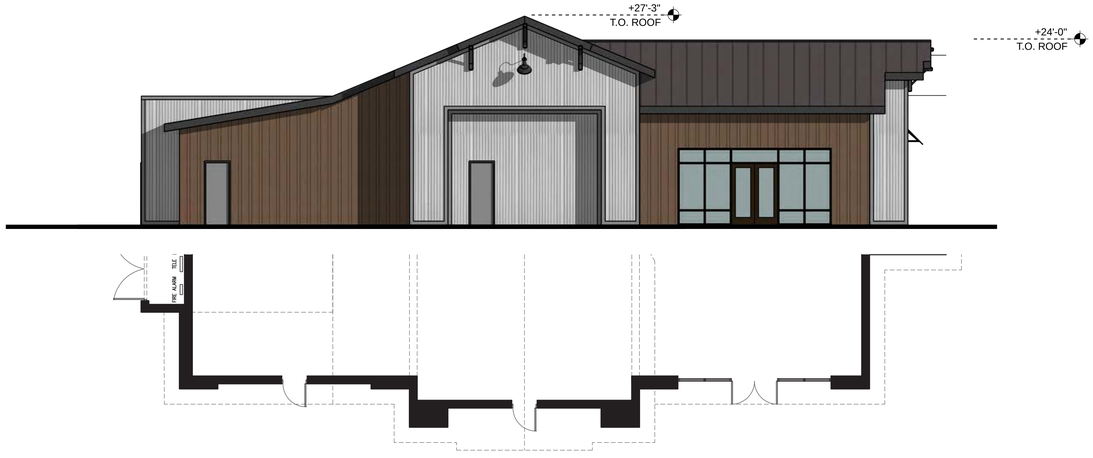
1 SHOP C - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



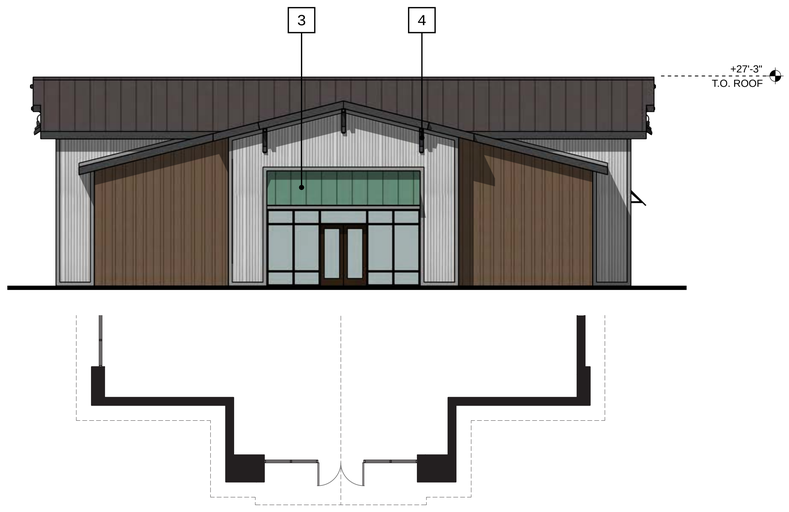
2 SHOP C - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



3 SHOP C - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

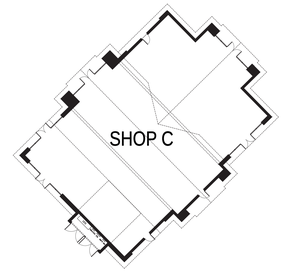


4 SHOP C - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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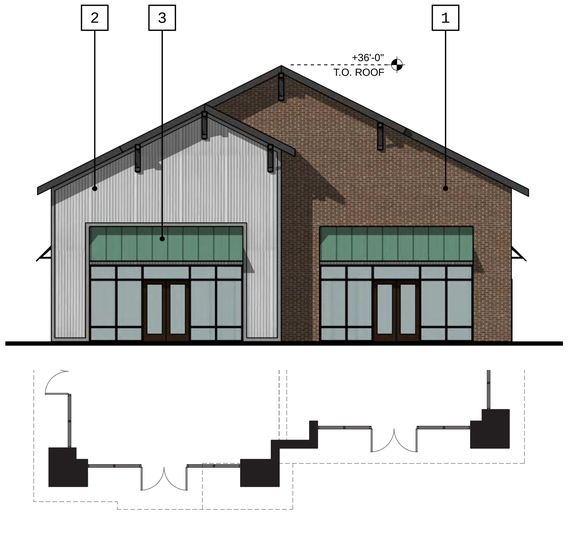
SHEET
A4.4
Building Elevations

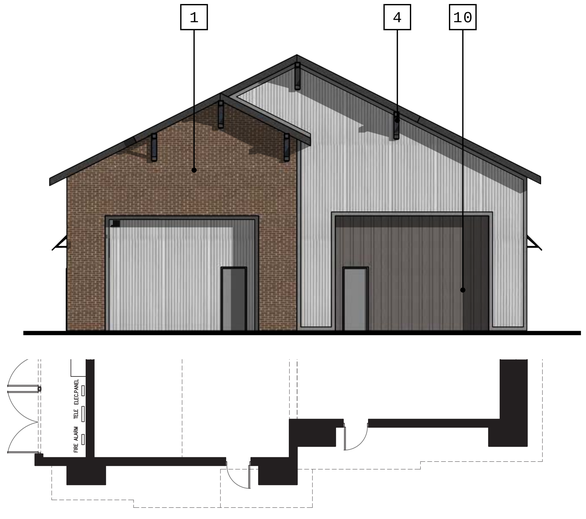


1 SHOP D - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

2 SHOP D - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



3 SHOP D - SOUTH ELEVATION

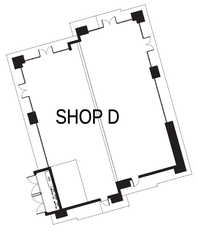
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

4 SHOP D - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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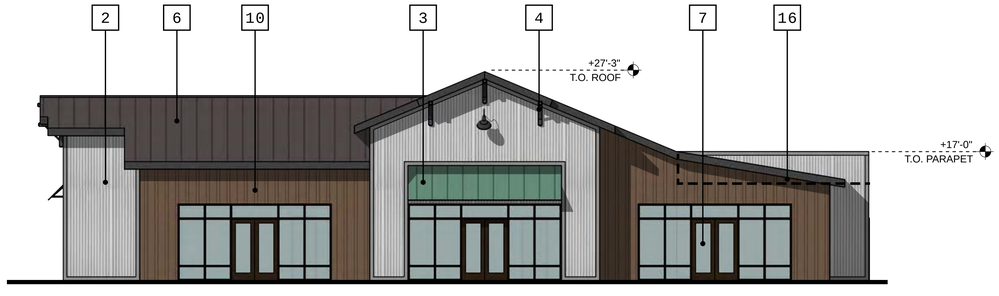
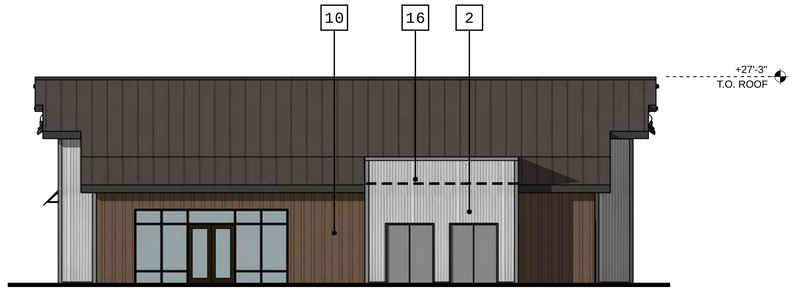
SHEET
A4.5
Building Elevations



1 SHOP E - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 SHOP E - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
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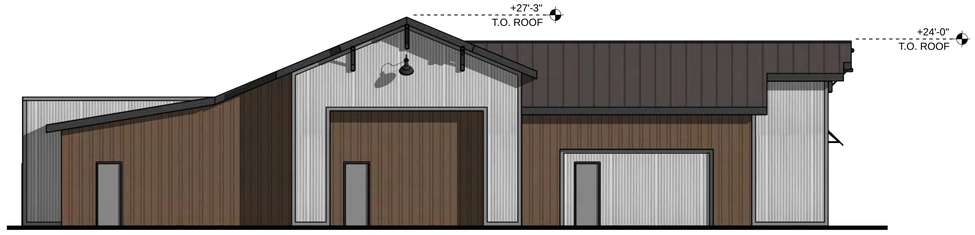
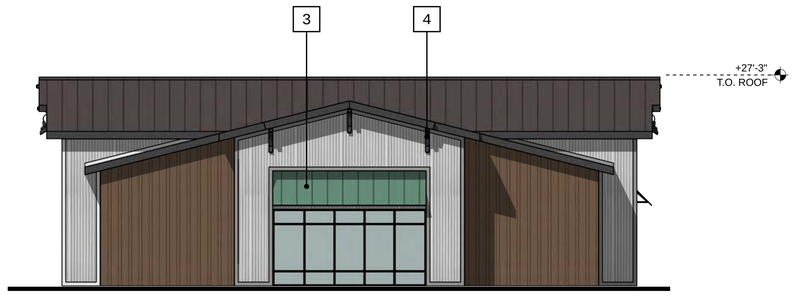
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



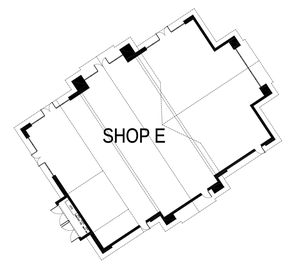
3 SHOP E - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 SHOP E - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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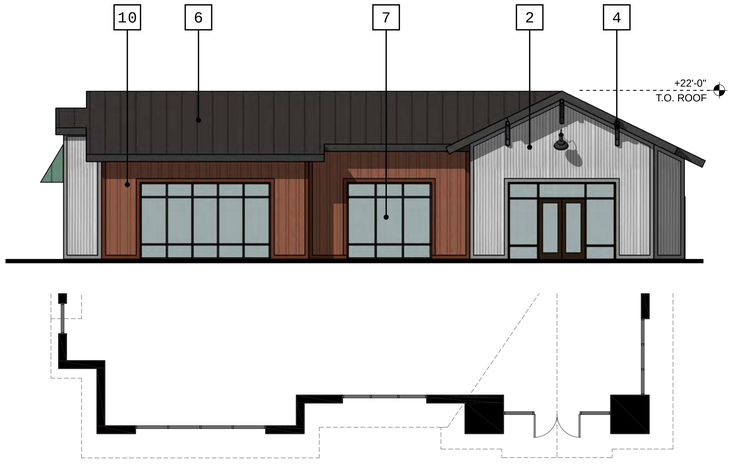
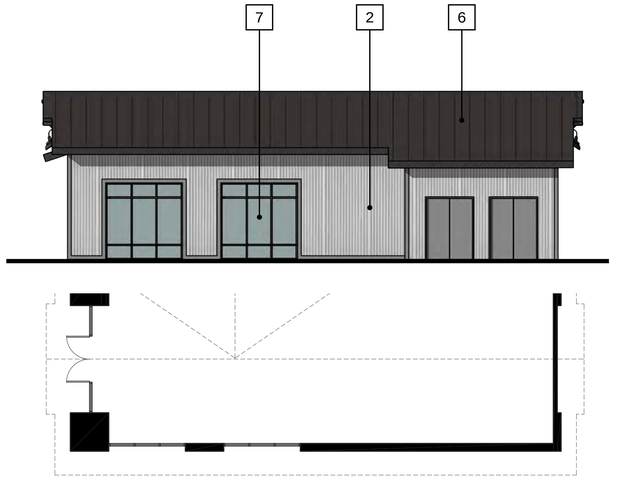
SHEET
A4.6
Building Elevations



1 PAD 1 - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 PAD 1 - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
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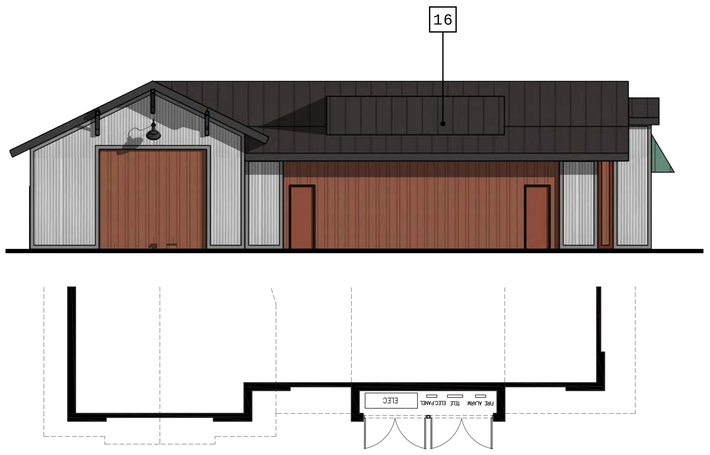
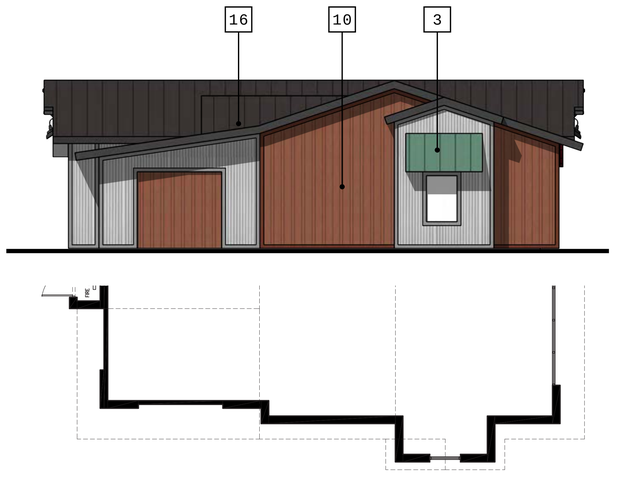
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



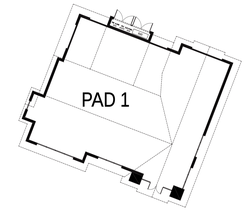
3 PAD 1 - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 PAD 1 - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
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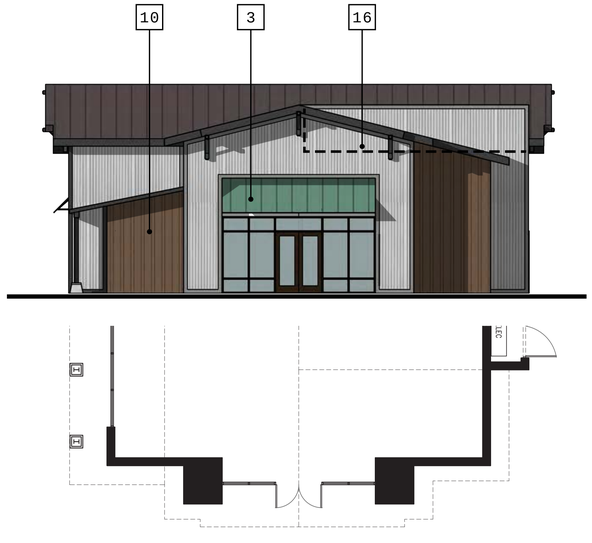
SHEET
A4.7
Building Elevations

1 PAD 2 - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

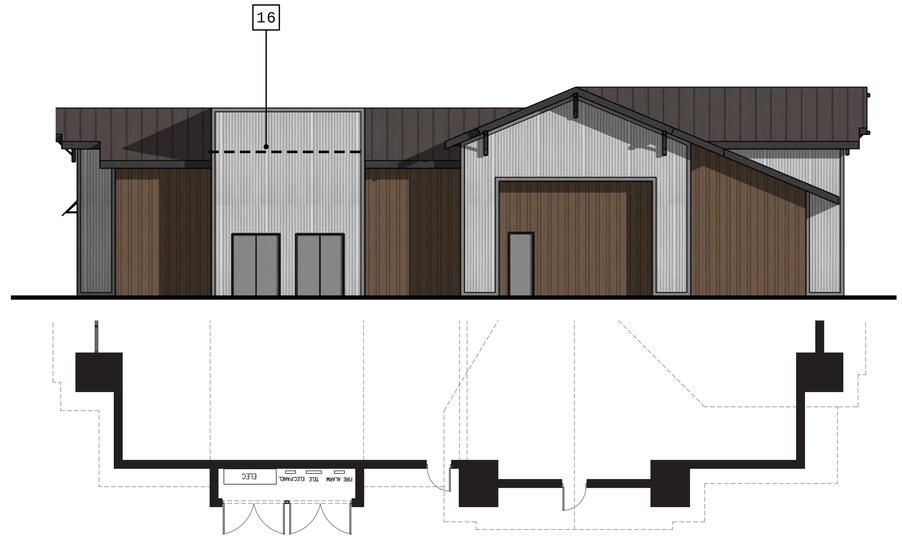


2 PAD 2 - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

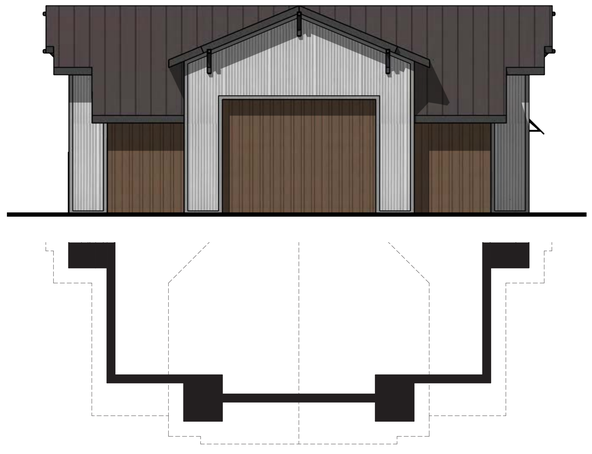
LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



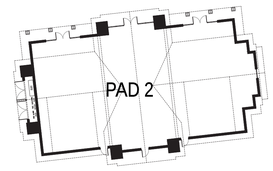
3 PAD 2 - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

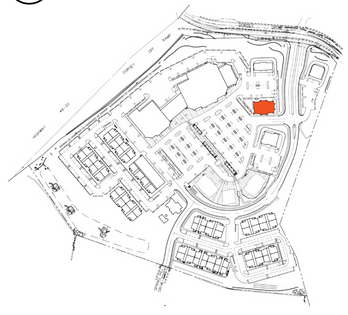


4 PAD 2 - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN



KEY SITE PLAN

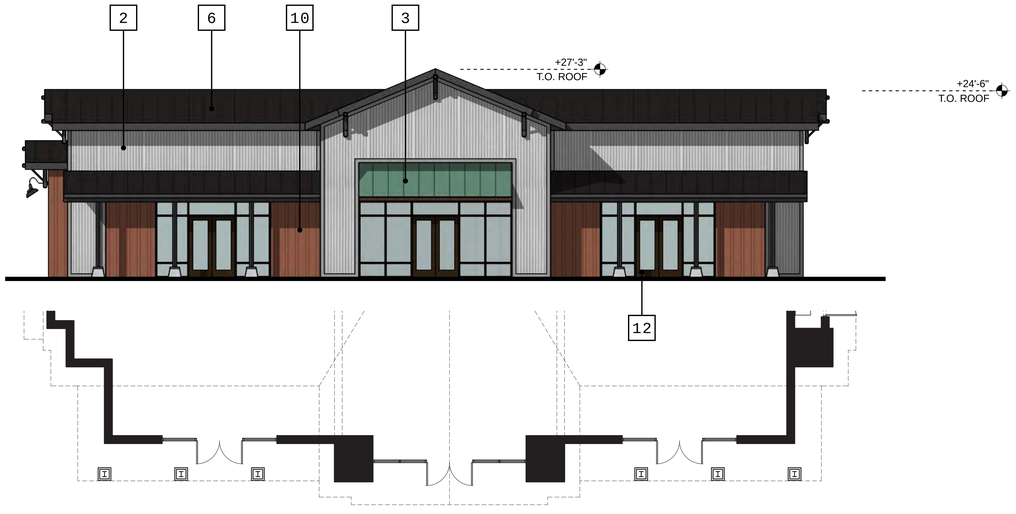
williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

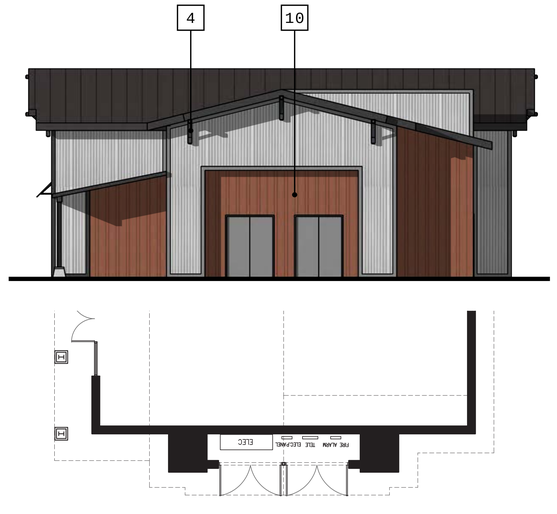
REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.8
Building Elevations



1 PAD 3 - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 PAD 3 - EAST ELEVATION

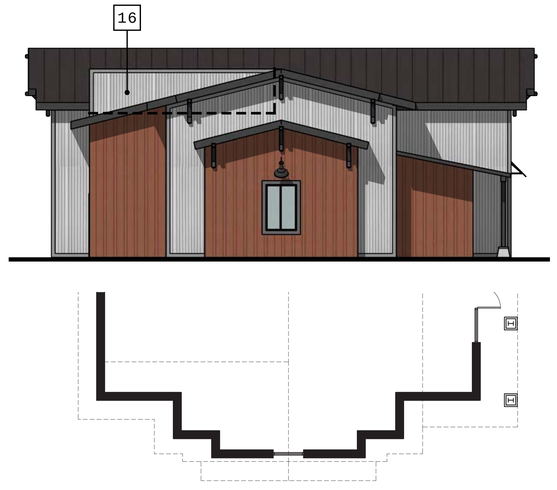
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

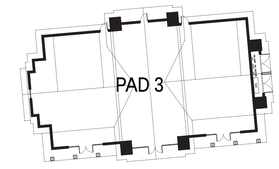
3 PAD 3 - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 PAD 3 - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

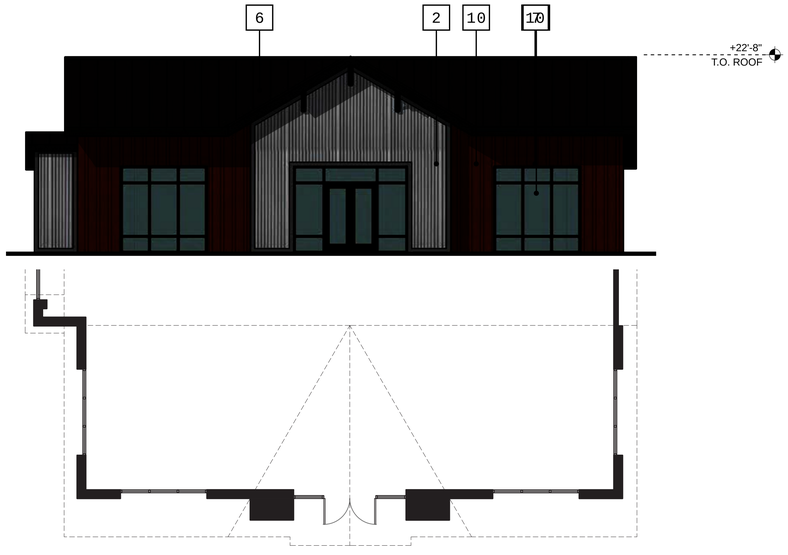
williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.9
Building Elevations



1 PAD 4 - SOUTH ELEVATION

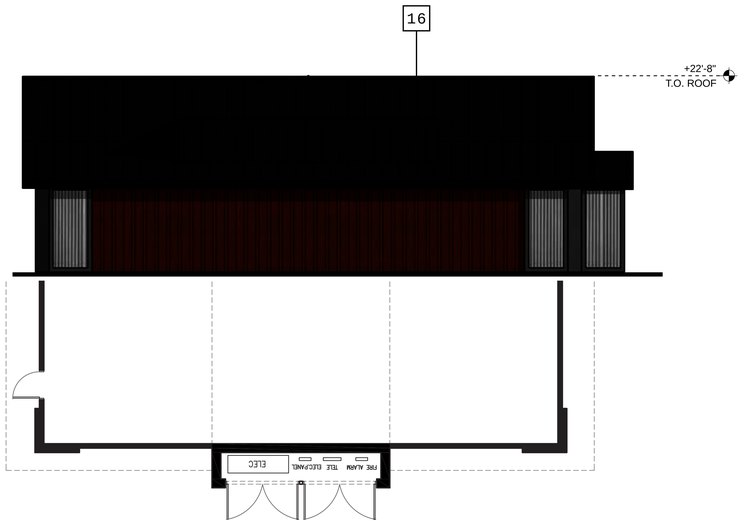
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

2 PAD 4 - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

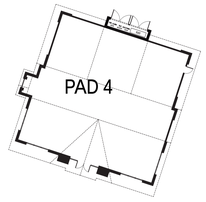


3 PAD 4 - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

4 PAD 4 - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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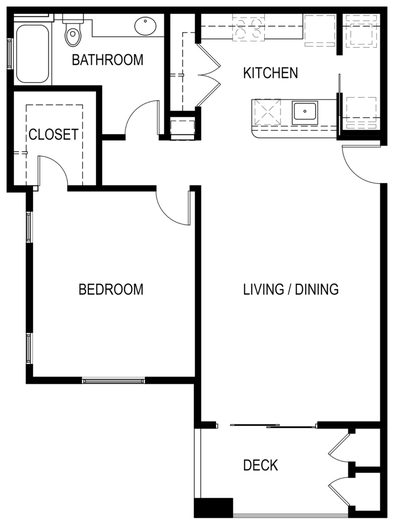
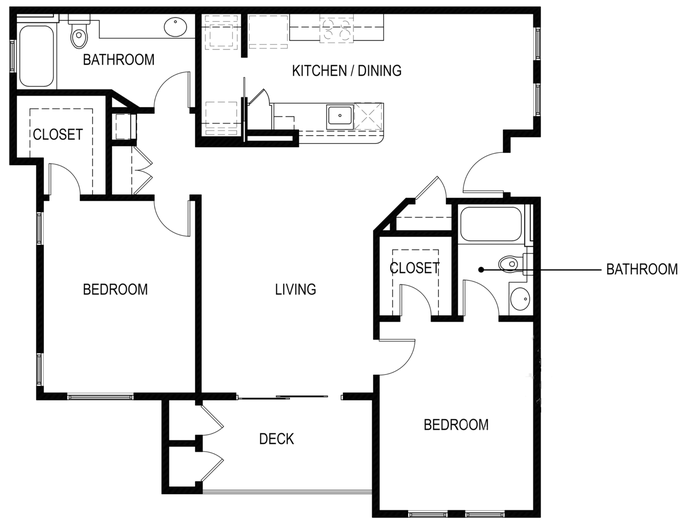
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

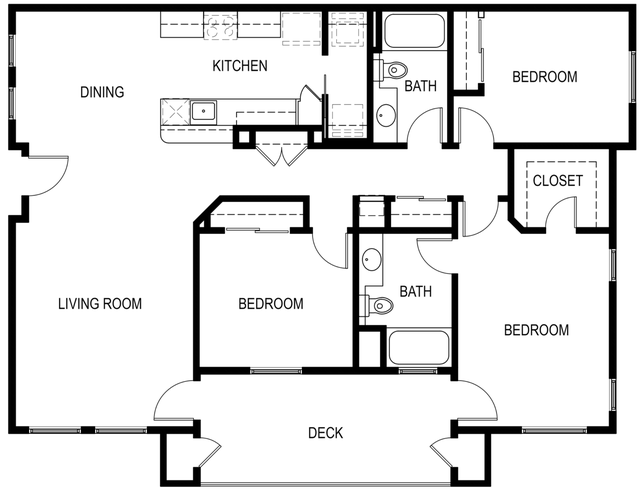
SHEET
A4.10
Building Elevations



1 BEDROOM - PLAN (1013 SF +/-)



2 BEDROOM - PLAN (1340 SF +/-)



3 BEDROOM - PLAN (1600 SF +/-)

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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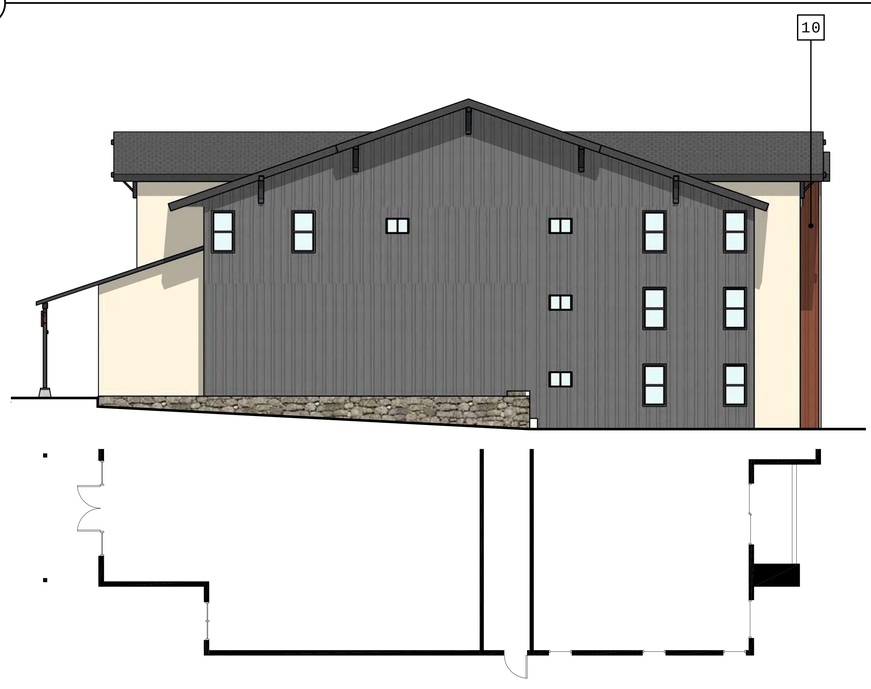
SHEET
A4.11
Building Elevations

1 MIXED USE ELEVATION - FRONT

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

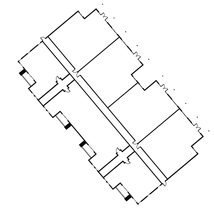


2 MIXED USE ELEVATION - SIDE

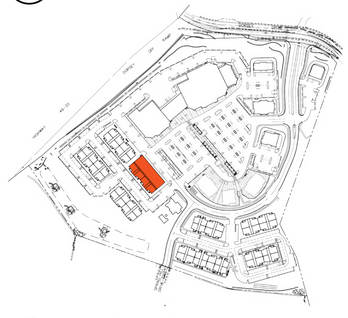
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



KEY FLOOR PLAN



KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

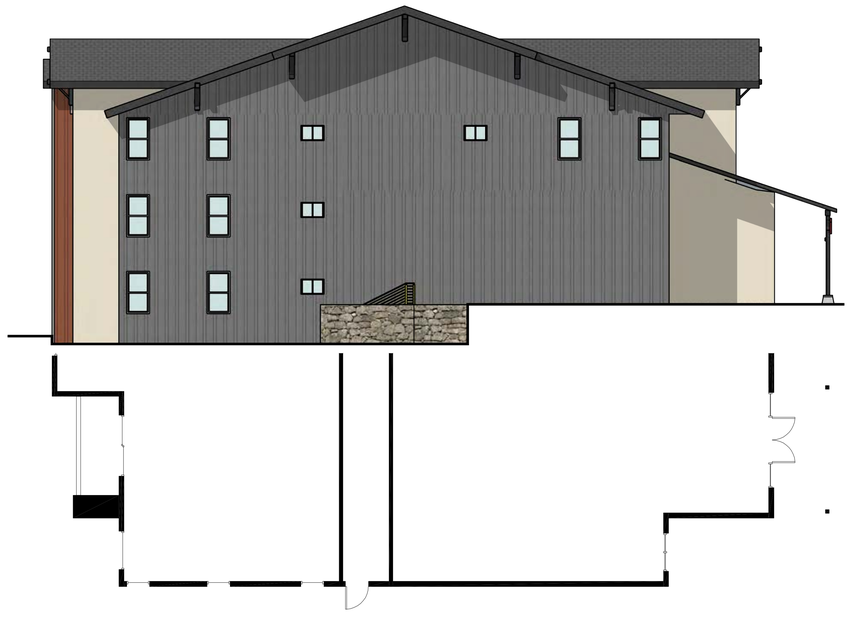
SHEET
A4.12
Building Elevations

3 MIXED USE ELEVATION - BACK

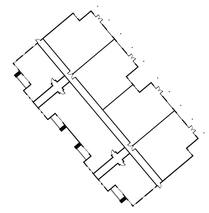
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



4 MISED USE ELEVATION - SIDE



KEY FLOOR PLAN

KEY SITE PLAN

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

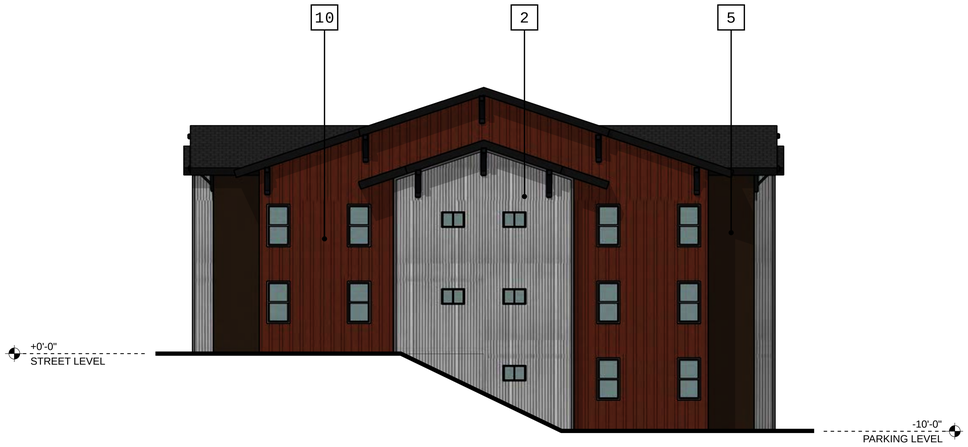
SHEET
A4.13
Building Elevations

1 APARTMENT ELEVATION (2 BEDROOM UNITS) - FRONT

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



2 APARTMENT ELEVATION (2 BEDROOM UNITS) - SIDE

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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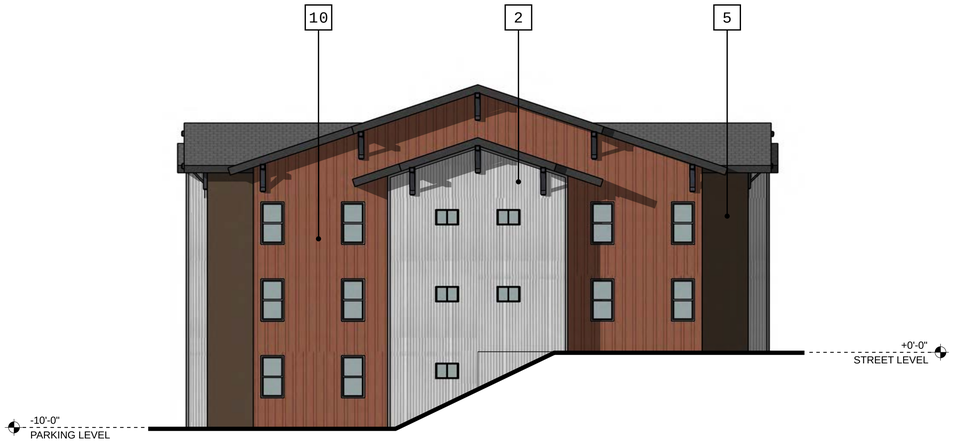
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.14
Building Elevations

3 APARTMENT ELEVATION (2 BEDROOM UNITS) - BACK

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 APARTMENT ELEVATION (2 BEDROOM UNITS) - SIDE

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

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1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
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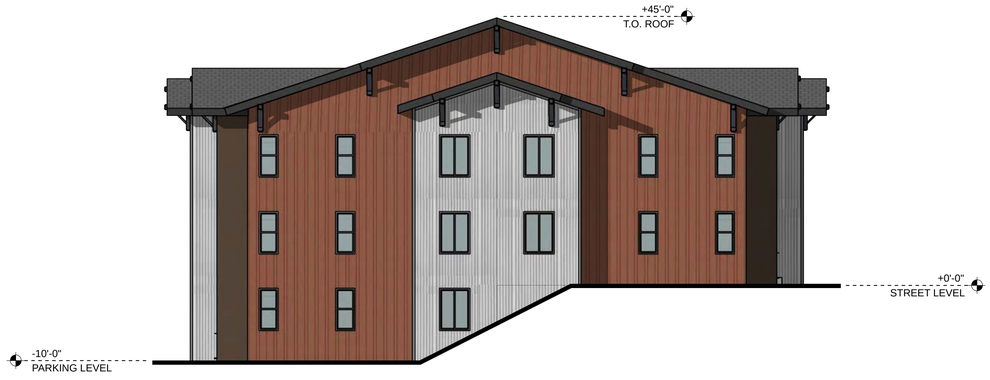
SHEET
A4.15
Building Elevations

1 APARTMENT ELEVATION (3 BED / 1 BED UNITS) - BACK

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 APARTMENT ELEVATION (3 BED / 1 BED UNITS) - SIDE

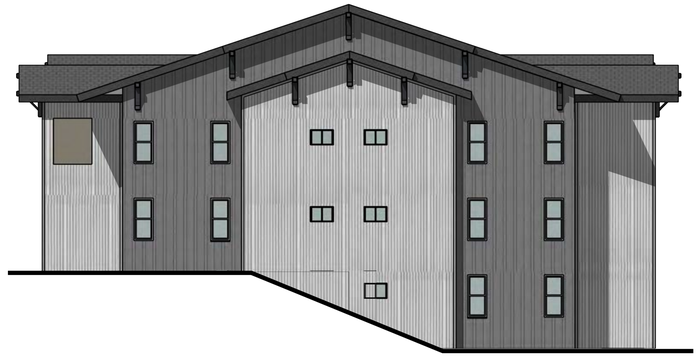
0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
7. CLEAR STOREFRONT GLAZING
8. BOARD-FORMED CONCRETE
9. ORNAMENTAL LIGHTING
10. BOARD AND BATTEN SIDING
11. ART MURAL
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL

3 APARTMENT ELEVATION (3 BED / 1 BED UNITS) - FRONT

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 APARTMENT ELEVATION (3 BED / 1 BED UNITS) - SIDE

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
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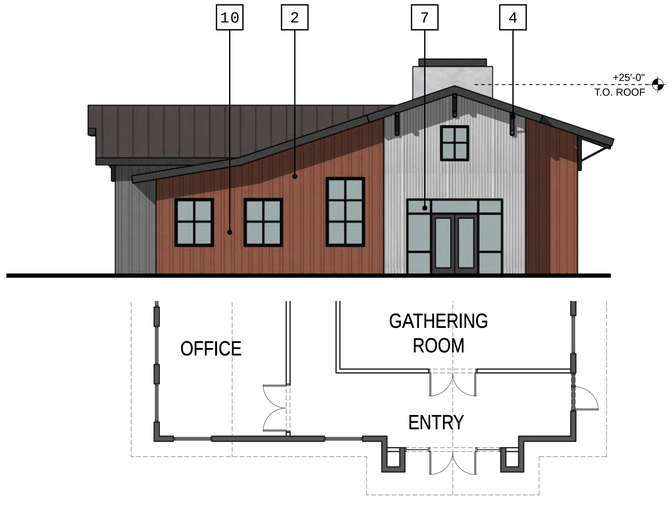
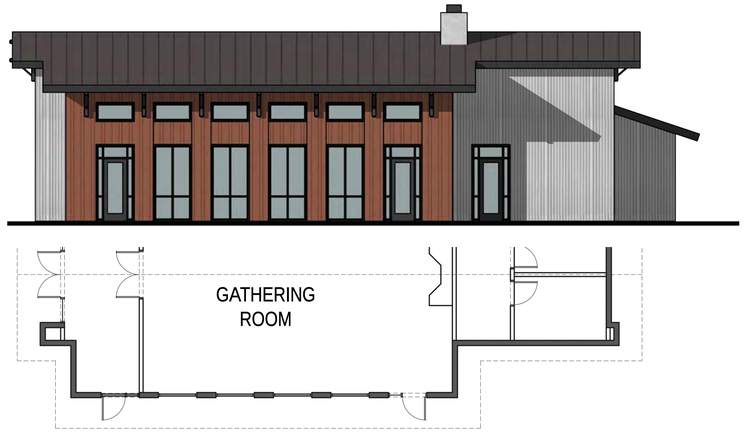
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.16
Building Elevations



1 APARTMENT CLUBHOUSE - WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



2 APARTMENT CLUBHOUSE - SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

LEGEND:

1. BRICK
2. CORRUGATED METAL SIDING
3. METAL AWNING
4. PAINTED STEEL STRUCTURE
5. PAINTED CEMENT PLASTER
6. STANDING SEAM METAL ROOFING
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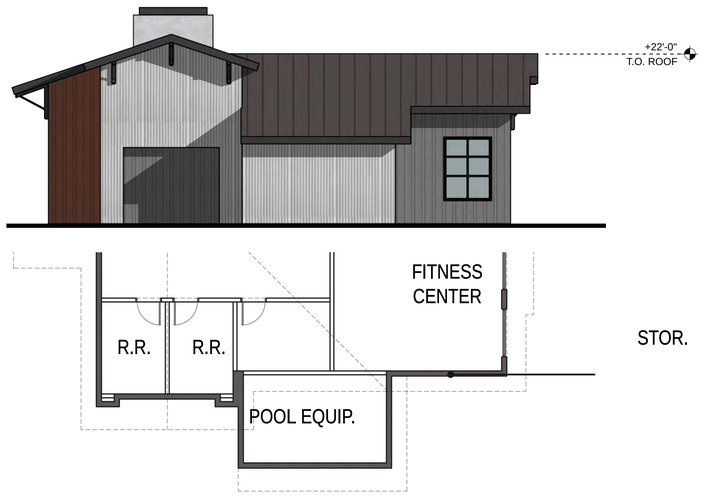
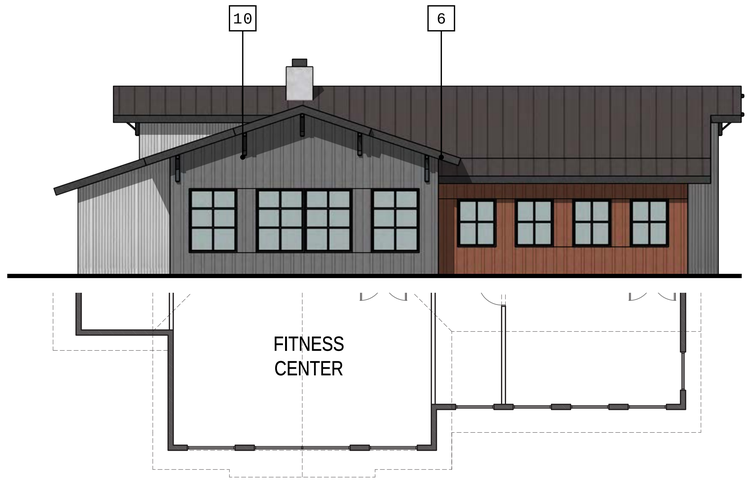
12. CAST-IN-PLACE CONCRETE COLUMN BASE
13. GROUND FACE C.M.U. BLOCK
14. COMPOSITION ROOFING
15. COVERED LOADING AREA
16. ROOF LINE BEYOND / MECH. WELL



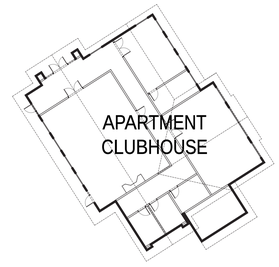
3 APARTMENT CLUBHOUSE - EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



4 APARTMENT CLUBHOUSE - NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0"



KEY FLOOR PLAN

KEY SITE PLAN

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A4.17

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.1
Renderings

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.2
Renderings

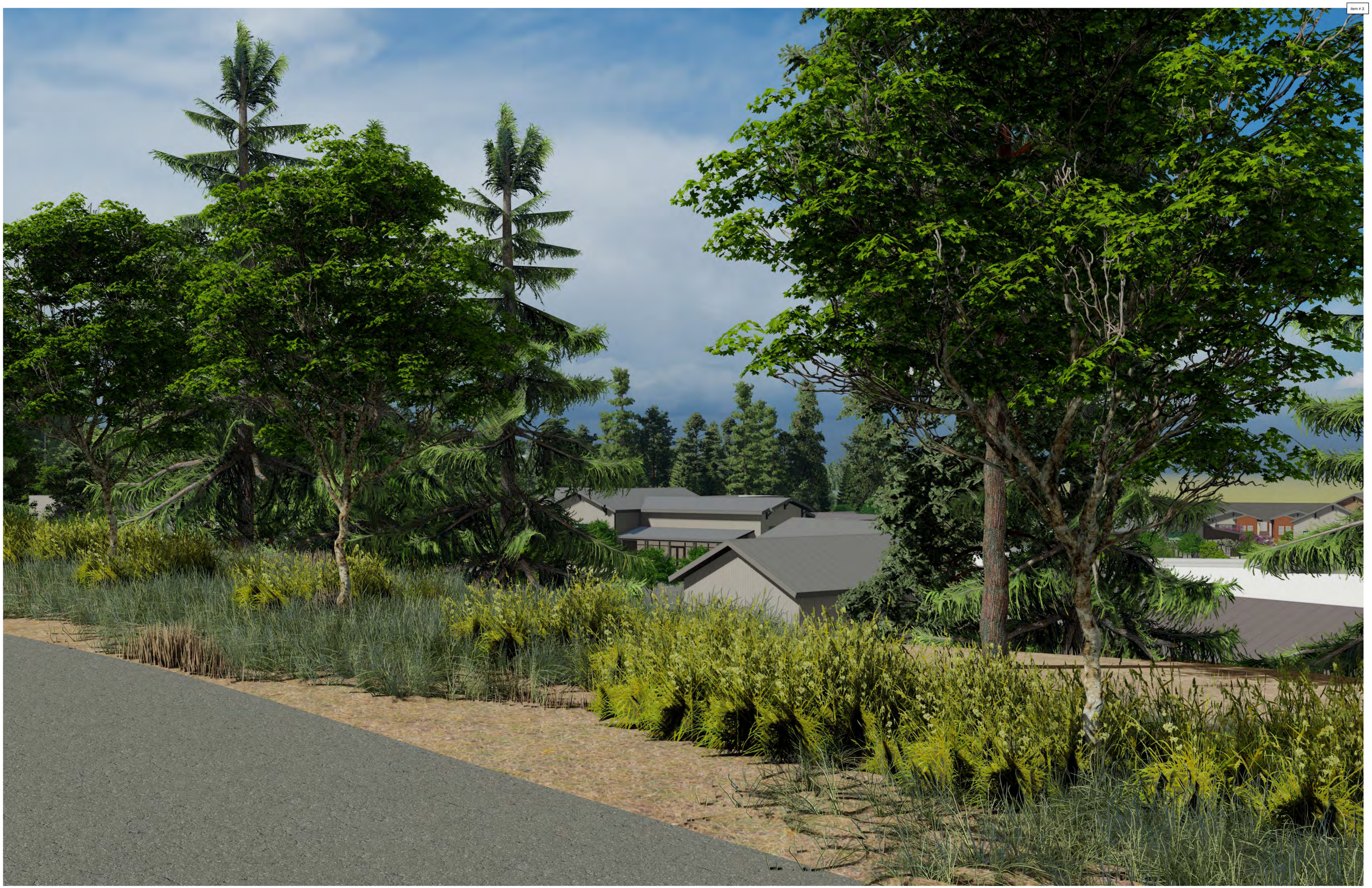
williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.3
Renderings



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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.4
Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.5
Renderings

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.6
Renderings

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.7
Renderings

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.8
Renderings

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.9
Renderings

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.10
Renderings

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DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.11
Renderings

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ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.12
Renderings

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.13
Renderings

williams + paddon
ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA
December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.14
Renderings

williams + paddon

ARCHITECTS + PLANNERS

DORSEY MARKETPLACE - ALT B

GRASS VALLEY, CA

December 4, 2018

REVISIONS			
#	DATE	CITY REVIEW COMMENTS	BY
1	3/23/2016	CITY REVIEW COMMENTS	DP, DR
2	10/25/2016	DESIGN REVIEW COMMENTS	DP, DR, JC

SHEET
A5.15
Renderings

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
APARTMENT WALKWAY	Illuminance	Fc	1.23	5.5	0.0	N.A.	N.A.
MAJOR 1 SHOP A B & F WALKWAY	Illuminance	Fc	1.42	8.2	0.0	N.A.	N.A.
PAD 2 & 3 WALKWAY	Illuminance	Fc	1.47	7.3	0.0	N.A.	N.A.
PAD 4 WALKWAY	Illuminance	Fc	1.39	2.1	0.4	3.48	5.25
PARKING	Illuminance	Fc	1.56	3.9	0.7	2.23	5.57
SHOP C-D-E & PAD 1 WALKWAY	Illuminance	Fc	1.29	8.3	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
	22	B1	SINGLE	RAB LIGHTING BLEDR24N	1203	0.900	BLEDR24N.ies
	87	CP1	SINGLE	RAB LIGHTING PRT30N/D10/WS	3151	0.900	PRT30N_D10_WS.ies
	11	S1	SINGLE	LUMEC TR20-55W48LED4K-R-LE2F	5301	0.900	TR20-55W48LED4K-R-LE2F (LRP0826A
	19	S2	SINGLE	LUMEC TR20-550W48LED4K-R-LE3F	5566	0.900	TR20-55W48LED4K-R-LE3F (LRP0826K
	55	S3	SINGLE	LUMEC TR20-55W48LED4K-R-LE4F	5158	0.900	TR20-55W48LED4K-R-LE4F (LRP0826E
	50	S4	2 @ 180 DEG (	LUMEC TR20-55W48LED4K-R-LE5F	5120	0.900	TR20-55W48LED4K-R-LE5F (LRP0826G
	37	W1	SINGLE	RAB LIGHTING GNLED26YSTB_FLOOD REF_FROSTED LENS	1262	0.900	GN1LED26YRSTA.ies

PRELIMINARY NOT FOR CONSTRUCTION

FIXTURE LABEL; SEE FIXTURE SCHEDULE FOR DETAILS

FIXTURE MOUNTING HEIGHT (MH); BOTTOM OF LENS TO GRADE (U.O.N.)

DORSEY OFF RAMP

SPRING DRIVE-EXIST.

ISOLINE VALUE 0.50 Fc

ISOLINE VALUE 1.00 Fc

PROJECT PLAN LIGHTING LAYOUT - PHOTOMETRIC ANALYSIS

SCALE: 1" = 50'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE., U.O.N.)

Please note that the light loss factor (LLF) used in calculations is based on published mean lumen ratings by the major lamp manufacturers: 0.75 LLF for pulse start metal halide; 0.80 LLF for high pressure sodium and induction lamps; 0.678 LLF for fluorescent lamps; 0.90 LLF for LED sources, Cosmo and Elite lamps.

Associated Lighting Representatives
7300 FOLSOM BOULEVARD, SUITE 201
SACRAMENTO, CA 95826
PH: 916/ 383-4545 FAX: 916/ 383-6600 www.alrinc.com
Associated Network Systems Representatives

Calculations have been performed according to IES standards and good practice. Actual performance of any manufacturer's luminaires may differ due to variations in tolerances in calculation methods, testing procedures; component performance, measurement techniques and field conditions such as voltage and temperature conditions. Input data used to generate the attached calculations such as room reflectances, surface finishes and obstructions may not reflect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

AGI32 VERSION 17.3
AGI (C) 2016 LIGHTING ANALYSTS, INC.
1004 WEST CASTLE ROAD, SUITE 100, LITTLETON, CO 80127

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

REVIEW FOR	DAN RICHARDS WILLIAMS & PADDON
DESIGNED BY	RYAN CULVER ASSOCIATED LIGHTING REPRESENTATIVES
APPLICATION ENGINEERING	GREG KESZLER

PROJECT DESCRIPTION	Jeter - Grass Valley - Dorsey Marketplace XX
DRAWING NO. / PROTYPE	Jeter - Grass Valley - Dorsey Marketplace - CUL -1
REV	0
SHEET	1 OF 1
DATE	10/23/18
SCALE	AS NOTED

NEVADA COUNTY CALIFORNIA
Community Development Agency
Environmental Health
Env.Health@nevadacountyca.gov
www.nevadacountyca.gov/eh
950 Maidu Avenue,
PO BOX 599002
Nevada City, CA 95959-7902
PH: (530) 265-1222 ext. 3
FAX: (530) 265-9854

TO: Amy Wolfson, Project Planner, City of Grass Valley

FROM: Nicole Johnson, Environmental Health Specialist II, Nevada County Environmental Health Department

DATE: March 19, 2026

RE: Project No.: 26PLN-0005 APN(s): 035-260-062, 063, 064 Location(s): No address- Dorsey Marketplace

---

PROJECT DESCRIPTION: (Also associated with Chrisitan Encounter Property APN:025-500-028)

A development Review and Use Permit for Dorsey marketplace. Development of 104,350 SF pf commercial and family units.

BACKGROUND INFORMATION & DISCUSSION:

ON-SITE SEWAGE DISPOSAL:

A Nevada County Department of Environmental Health (NCDEH) file review does not show any septic system permit records. It is the understanding of NCDEH that the subject parcels will be provided municipal sewer service by the City of Grass Valley Public Works/Sanitation Division. No will serve letter was located within the file.

DRINKING WATER:

An NCDEH file review does not show any well permit records. It is the understanding of NCDEH that the subject parcels will be served potable treated drinking water from NID. There is no will serve letter in the file.

RISK OF UPSET/HEALTH HAZARD:

Envirostor shows an active voluntary cleanup case with Department of Toxic Substances Control under ID: 60000663 associated with the former Spring Hill Mine. Most recent activity on the case is from 2020. A “No Further Action” (NFA) letter from DTSC has not yet been issued.

CONCLUSION:

This Department has no objection to approval of the referenced project, subject to the following conditions:

1.) Consumer Protection Division:
   A.) If any retail food facilities are proposed, their buildouts shall go through food facility plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.
   B.) If any pools or spas (hot tubs) are proposed, their buildouts shall go through commercial pool/spa plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.

C.) If any body art facilities are proposed, their buildouts shall go through facility plan check with NCDEH prior to construction. Permits to operate shall be issued by NCDEH prior to opening.

2.) An NID treated water will serve letter shall be provided to NCDEH.

3.) A City of Grass Valley Sewer will serve letter shall be provided to NCDEH.

4.) A “No Further Action” letter or equivalent to indicate the property is safe for the intended development from DTSC shall be achieved and a copy provided to NCDEH.

From: Tricia J. Panock <panockt@nidwater.com>
Sent: Thursday, March 12, 2026 10:32 AM
To: Amy Kesler-Wolfson <awolfson@grassvalleyca.gov>
Subject: RE: Dorsey Marketplace - Entitlement Reinstatement

Hi Amy,

NID has reviewed the subject proposed project and has the following comments:

- Applicant must grant the District the necessary Right of Way for any new or existing water delivery facilities.
- Waterline Extension shall run all the way up Spring Hill Drive and connect to existing line.
    - May require a PRV
- All irrigation shall be tied to a separate meter
- All connections will be protected from backflow via an RP device
- Water Demand Analysis (WDA) will be required to determine meter size(s)

Please let me know if you have any questions.

Thank You,

Tricia

Tricia J. Panock

Business Services Technician

Nevada Irrigation District

1036 W. Main Street

Grass Valley, CA 95945

Office: 530.271.6840

Email: panockt@nidwater.com

Northern Sierra Air Quality Management District
200 Litton Drive, Suite 320
Grass Valley, CA 95945
(530) 274-9360 / FAX: (530) 274-7546
email: office@myairdistrict.com

Northern Sierra Air Quality Management District

Grass Valley City Planner, Amy Wolfson
530-274-4711 / awolfson@grassvalleyca.gov

March 20, 2026

Dorsey Marketplace Comments: APN's: 035-260-062, 035-260-077, and 035-260-064

This document acknowledges that the Northern Sierra Air Quality Management District (NSAQMD) has received the full set of documents for the **Dorsey Marketplace** project located south of Dorsey Drive, and east of SR 20/49, in Grass Valley, CA. The NSAQMD has two major concerns for this project.

Primarily, the CalEEMod study now appears to be out of date in two ways. First, the model was run for the years 2019, 2020, and 2021. These emission factors no longer apply to a start date in 2026 or 2027. Additionally, with a new entitlement hearing the project must comply with current regulations. The NSAQMD board approved the district "Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects" in August 2024. This document has our Thresholds of Significance table for NOx, ROG, and PM10. It also includes the stipulation that "Level B is **significant** if two or more pollutants fall into this category". For all presented scenarios of the CalEEMod study (all combinations of Alternative A, Alternative B, Summer, Winter, Unmitigated, and Mitigated) both the NOx and ROG emissions fall into the Level B category. Therefore, further air quality mitigation is now required for this project.

Secondly, there is no NSAQMD approved Asbestos Dust Mitigation Plan (ADMP) for this project. Appendix E of the Removal Action Work plan (RAW) is officially titled a "Dust Mitigation Plan" and does not meet NSAQMD approval as an Asbestos Dust Mitigation Plan. If work begins at the site before this plan is completed, submitted, and approved, a Notice of Violation will be issued with the requisite fine.

There is no exemption to this requirement regardless of the RAW having been circulated in 2013. The entire project must treat all soils as asbestos containing material unless a comprehensive Geologic Evaluation is performed by a registered geologist, according to Title 17 Section 93105 (c)(1). This evaluation must be submitted to the NSAQMD and approved by the Air Pollution Control Officer for any exemption to be granted. There is no other exception to this regulation.

In a letter sent to the NSAQMD on August 30th, 2024 (in response to our comment letter dated March 18, 2024) the applicant or representative stated that "if NOA [naturally occurring asbestos] is identified during earthwork…compliance with the Construction ATCM would be required." This, again, is **incorrect**, and compliance with the Construction ATCM (Title 17 Section 93105) is required "…on any property that meets… the following criteria: if **any portion** of the area to be disturbed **is located in a geographic ultramafic rock** unit…" Therefore, the ADMP applies to the entire project for the entire time.

The City of Grass Valley has asked for specific measures that must be added to the Dust Mitigation Plan to qualify as an Asbestos Dust Mitigation Plan. Unfortunately, the vast amount of documentation for this project and the overlapping and embedded nature of each of the documents renders this type of simple fix impossible. The very name of this plan would need to be changed from Dust Mitigation Plan to Asbestos Dust Mitigation Plan, and every internal

Northern Sierra Air Quality Management District
200 Litton Drive, Suite 320
Grass Valley, CA 95945
(530) 274-9360 / FAX: (530) 274-7546
email: office@myairdistrict.com

reference to this plan would need to be edited. It must be made clear that the Asbestos Dust Mitigation Plan supersedes **all** previous dust plan measures and **all** previous references to dust and soil handling in any other plan.

The simplest corrections to the dust plan itself would include the following changes. The current dust plan states that "air monitoring will not be required at this time unless visible dust emissions are observed". This sentence must read "Air quality monitoring may be required at any time by the NSAQMD". The current plan states that the "lead agency" or "local enforcement agency" can require air monitoring, but again, that is the purview of the Air District. The Track Out Prevention section **must include this entire phrase**: "**removal of any visible track-out from a paved public road at any location where vehicles exit the work site… shall be accomplished using wet sweeping or a HEPA filter equipped vacuum device at the end of the work day or at least one time per day.**" And lastly, in section 4.1.5 Earthmoving Activities the first paragraph states "Recommendations to be implemented during site grading are provided below." This sentence must be changed to indicate that these measures are mandatory, not recommended. This is not an exclusive list of dust plan items that need attention.

Beyond these revisions, the RAW and the Site Safety Plan require clarification. Both documents mention notifications to the Nevada County Department of Environmental Health (NCDEH) and the Department of Toxic Substance Control (DTSC). The NSAQMD must be added to these notification lists. The Safety Plan section of the RAW includes no mention of the possibility of NOA in 4.2.7 Hazards Associated with Soil Sampling Activities. The Personal Protective Equipment section makes no mention of NOA or protective equipment that employees must use. The Traffic Control section (8.3) completely ignores hazardous waste handling procedures in the description of the process of moving 100 truckloads of "mine waste and affected soil" from the site. To be clear, all mine waste and soil from the site is considered hazardous waste unless it is tested by approved methods and shown to be otherwise. Hazardous waste can only be transported by a registered hazardous waste transporter. The local landfills do not accept hazardous waste. The Safety Plan must be more specific.

It is the recommendation of the NSAQMD that the Asbestos Dust Mitigation Plan be crafted anew from the attached outline of measures directly from the ATCM. If the RAW and the Safety Plan are not also updated to incorporate the California waste handling measures, the NSAQMD will be forced to require site-wide air quality monitoring to protect the safety of construction workers, the nearby public, and eventual tenants of the project.

Sincerely,

Julie Hunter
Air Pollution Control Officer

Submitted by Suzie Tarnay APCS II / NSAQMD – (530) 274-9360 x505

Here are the excerpts for the state code (CCR 17 section 93105) that apply to Asbestos Dust Mitigation Plans. The applicant can use the chosen measures for each category to include in the ADMP.

(2) Areas **greater than one acre** meeting the criteria in subsections (b)(1) or (b)(2): No person shall engage in any construction or grading operation on property where the area to be disturbed is greater than one (1.0) acre unless:

(A) An Asbestos Dust Mitigation Plan for the operation has been:

1. Submitted to and approved by the district before the start of any construction or grading activity; and
2. The provisions of that dust mitigation plan are implemented at the beginning and maintained throughout the duration of the construction or grading activity; ...

(4) **Asbestos Dust Mitigation Plans**: An Asbestos Dust Mitigation Plan must specify dust mitigation practices which are sufficient to ensure that no equipment or operation emits dust that is visible crossing the property line, and **must include one or more provisions** addressing each of the following topics.

(A) **Track-out prevention** and control measures which shall include:

1. Removal of any visible track-out from a paved public road at any location where vehicles exit the work site; this shall be accomplished using wet sweeping or a HEPA filter equipped vacuum device at the end of the work day or at least one time per day; and
2. Installation of one or more of the following track-out prevention measures:
   - i. A gravel pad designed using good engineering practices to clean the tires of exiting vehicles;
   - ii. A tire shaker;
   - iii. A wheel wash system;
   - iv. Pavement extending for not less than fifty (50) consecutive feet from the intersection with the paved public road; or
   - v. Any other measure as effective as the measures listed above.

(B) Keeping **active storage piles adequately wetted** or covered with tarps.

(C) Control for **disturbed surface areas and storage piles** that will remain inactive for more than seven (7) days, which shall include one or more of the following:

1. Keep the surface adequately wetted;
2. Establishment and maintenance of surface crusting sufficient to satisfy the test in subsection (h)(6);
3. Application of chemical dust suppressants or chemical stabilizers according to the manufacturers' recommendations;
4. Covering with tarp(s) or vegetative cover;
5. Installation of wind barriers of fifty (50) percent porosity around three (3) sides of a storage pile;
6. Installation of wind barriers across open areas; or

7. Any other measure as effective as the measures listed above.

(D) **Control for traffic** on on-site unpaved roads, parking lots, and staging areas which shall include:

1. A maximum vehicle speed limit of fifteen (15) miles per hour or less; and
2. One or more of the following:
    i. Watering every two hours of active operations or sufficiently often to keep the area adequately wetted;
    ii. Applying chemical dust suppressants consistent with manufacturer's directions;
    iii. Maintaining a gravel cover with a silt content that is less than five (5) percent and asbestos content that is less than 0.25 percent, as determined using an approved asbestos bulk test method, to a depth of three (3) inches on the surface being used for travel; or
    iv. Any other measure as effective as the measures listed above.

(E) **Control for earthmoving activities** which shall include one or more of the following:

1. Pre-wetting the ground to the depth of anticipated cuts;
2. Suspending grading operations when wind speeds are high enough to result in dust emissions crossing the property line, despite the application of dust mitigation measures;
3. Application of water prior to any land clearing; or
4. Any other measure as effective as the measures listed above.

(F) **Control for off -site transport**. The owner/operator shall ensure that no trucks are allowed to transport excavated material off -site unless:

1. Trucks are maintained such that no spillage can occur from holes or other openings in cargo compartments; and
2. Loads are adequately wetted and either:
    i. Covered with tarps; or
    ii. Loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches from the top and that no point of the load extends above the top of the cargo compartment.

(G**) Post construction stabilization** of disturbed areas. Upon completion of the project, disturbed surfaces shall be stabilized using one or more of the following methods:

1. Establishment of a vegetative cover;
2. Placement of at least three (3.0) inches of non-asbestos-containing material;
3. Paving;
4. Any other measure deemed sufficient to prevent wind speeds of ten (10) miles per hour or greater from causing visible dust emissions.

(H**) Air Monitoring for Asbestos**

1. If required by the district APCO, the plan must include an air-monitoring component.
2. The component shall specify the following:
    i. Type of air sampling device(s);
    ii. Siting of air sampling devices(s);

iii. Sampling duration and frequency; and
iv. Analytical method.

(I**) Frequency of Reporting** The plan shall state how often bulk sampling , air monitoring and any other testing will be reported to the district.

(5**) Recordkeeping and Reporting:**

A. Recordkeeping: maintain all records for at least seven years following the completion of the construction project:

1. Results of any air monitoring conducted at the request of the APCO;
2. Documentation of any geologic evaluation conducted on the property for the purpose of obtaining an exemption; and
3. Results of any asbestos bulk sampling
    i. conducted by the owner/operator to document the applicability of or compliance with 93105
    ii. done at the request of the district APCO.

B. Owner/operator shall submit:

1. The results of any air monitoring conducted at the request of the APCO
2. The results of any bulk sampling that was
    i. conducted by the owner/operator to document applicability or compliance with 93105
    ii. done at the request of the APCO.

There are test methods that are strictly defined:

(5) ***Adequately Wetted*****:** Field determination of "adequately wetted" shall be as follows:

If no moisture threshold is specified in a district-approved asbestos dust mitigation plan, a sample of at least one (1) quart in volume shall be taken from the top three (3) inches of a road, or bare area or from the surface of a stockpile. The sample shall be poured out from a height of four (4) feet onto a clean hard surface. The material shall be considered to be adequately wetted if there is no observable dust emitted when the material is dropped.

(6) ***Surface Crusting*****:** "Measurement of the stability of surface crusting on horizontal surfaces" shall be as follows:

(A) Where a visible crust exists, drop a steel ball with a diameter of 15.9 millimeters (0.625 inches) and a mass ranging from 16 to 17 grams from a distance of 30 centimeters (one foot) directly above (at a 90 degree angle perpendicular to) the ground surface. If blowsand (thin deposits of loose grains covering less than 50 percent of the surface that have not originated from the surface being tested) is present, clear the blowsand from the surfaces to be tested before dropping the steel ball.

(B) A sufficient crust is determined to exist if, when the ball is dropped according to subsection (h)(6)(A), the ball does not sink into the surface so that it is partially or fully surrounded by loose grains and, upon removing the ball, the surface on which it was dropped has not been pulverized so that loose grains are visible.

(C) Drop the ball three times each in three representative test areas within a survey area measuring 1 foot by 1 foot that represents a random portion of the surface being evaluated. The test area shall be deemed to have passed if at least two of the three times the ball was dropped, the results met the criteria in subsection (h)(6)(B). If all three test areas pass, the area shall be deemed to be “sufficiently crusted”.

Transporting Hazardous Waste
https://dtsc.ca.gov/managing-asbestos-hazardous-waste/
https://dtsc.ca.gov/managing-asbestos-waste-fact-sheet/

Hauling soil with possible naturally occurring asbestos (NOA) is an involved process. Unless tested and shown to have less than 1% asbestos, NOA soil is considered hazardous waste and requires "generator" licensing, air-tight packaging, and specific labeling. Additionally, a registered hazardous waste transporter must move it, and the soil can only be delivered to a permitted treatment, storage, or disposal facility.

Northern Sierra Air Quality Management District
200 Litton Drive, Suite 320
Grass Valley, CA 95945
(530) 274-9360 / FAX: (530) 274-7546
email: office@myairdistrict.com

NSAQMD – Planning Dept. Date: March 18, 2024

To: City of GV, Amy Wolfson – City Planner
530-274-4711 / Awolfson@cityofgrassvalley.com

Dorsey Marketplace Comments: APN's: 035-260-062, 035-260-077, and 035-260-064

This document acknowledges that the Northern Sierra Air Quality Management District (NSAQMD) has reviewed the Supplement to the Final EIR for the **Dorsey Marketplace** project located south of Dorsey Drive, east of SR 20/49, in Grass Valley, CA.

The NSAQMD is providing the following information in the interest of compliance assistance.

Since this project encompasses 26.8 acres, and is located on mapped ultramafic soils, an NSAQMD approved Asbestos Dust Mitigation Plan (ADMP) is required before soil disturbance commences. CCR Title 17, §93105 (**e**.2.A) of the Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying and Surface Mining Operations applies in this case. I-1

> "No person shall engage in any construction or grading operation on property where the area to be disturbed is greater than one (1.0) acre unless: (A) An Asbestos Dust Mitigation Plan for the operation has been: 1. Submitted to and approved by the district before the start of any construction or grading activity…"

It appears that an ADMP has been prepared as part of the Remediation Action Workplan (RAW) but was not part of the currently available project materials on the Grass Valley Active Project webpage. Please submit the ADMP to NSAQMD for approval before any grading permits are issued. The ADMP negates the need for a Dust Control Plan, which would otherwise be required under NSAQMD Rule 226, as an ADMP is more stringent.

As normal residential activities on the site could easily cause naturally occurring asbestos fibers to become airborne if ultramafic material is on the surface, it is appropriate (and widely precedented) for the ADMP to include post construction stabilization methods to be maintained in perpetuity. This is particularly important for the "tot lot" and the dog park areas, where the contact between users and the soil will be more intensive. I-2

Please note that under regulations of the California Department of Real Estate, the presence of environmental hazards, including asbestos, must be disclosed by a property seller during the real estate transaction process. In the interest of public health, the District recommends that all prospective residents (buyers and renters) shall be clearly made aware that the property is located on serpentinite which has been tested and found to contain naturally occurring asbestos. The NSAQMD feels that with this knowledge, site users will tend to be careful to minimize dust emissions from daily activities. I-3

Additionally, if any ultramafic material or material containing serpentinite is being used in surfacing applications, the Asbestos ATCM for Surfacing Applications (CCR Title 17, §93106) shall be consulted for applicability. Also, if any material containing 1% or more friable asbestos (technically a "hazardous material") is to be transported, CCR Title 22 applies, and proper I-4

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handling procedures must be followed. Furthermore, Cal-OSHA regulations require hazard communication plans including signage and postings at job sites. The District requires compliance with Cal-OSHA regulations. Contact Cal-OSHA at (800)963-9424 for information.

I-4 Cont.

For future reference, the air quality mitigation measure on page 1-5 to 1-6 “two apartment buildings separated by a drive aisle and parking spaces” which “creates an open area between the buildings that allows for air flow to disperse pollutants” is not valid. The quoted mitigation measures, from the CARB document Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways, are intended for pollutant dispersion in urban street canyons, which is not applicable in this case. The buildings on either side of Highway 20/49 do not constitute an urban street canyon. Additionally, the creation of a street canyon perpendicular to the “street canyon” in question would simply move the problem to an adjacent set of residences. A more effective air quality mitigation measure would be to eliminate one or more of the three drive through facilities at the property. Drive throughs encourage additional car use, discourage pedestrian connectivity, promote idling, and exacerbate traffic congestion, all of which are detrimental to air quality.

I-5

If future retail or commercial tenants require the use of diesel generators greater than 49 hp, NSAQMD permits will be required. And finally, if any commercial tenants will use toxic air contaminant substances, there will be supplementary NSAQMD reporting and permitting requirements.

I-6

Sincerely,

Julie Hunter
Air Pollution Control Officer

Submitted by Suzie Tarnay APCS I / NSAQMD – (530) 274-9360 x505

Response to Comment Letter I

Northern Sierra Air Quality Management District
Julie Hunter
March 18th, 2024

I-1 The comment notes that ultramafic soils have been mapped within the project site and thus an Asbestos Dust Mitigation Plan (ADMP) must be approved by the Northern Sierra Air Quality Management District (NSAQMD) prior to any soil disturbance on the site. The comment also notes that it appears an ADMP was prepared as part of the Remediation Action Workplan (RAW) prepared for the site, but the ADMP was not available online. The comment states that the ADMP must be provided to NSAQMD prior to issuance of any grading permits and notes that a Dust Control Plan would not be required.

The comment does not address the accuracy or adequacy of the Dorsey Marketplace Project Supplement to the Final Environmental Impact Report (SFEIR) analysis of the potential for the project to cause or exacerbate the risks for adverse health effects on project residents and occupants due to exposure to air pollutants associated with project-generated traffic. The SFEIR is not required to address issues related to asbestos and dust management. The petitioners in the litigation against the City of Grass Valley's April 2020 project approval raised arguments relating to the EIR's adequacy with respect to asbestos and dust management during project construction but did not prevail on those arguments. The only directive from the courts was to complete additional analysis of potential adverse health effects of project-related traffic on future project residents and occupants. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

The Final EIR, on pages 2-294 and 2-295, explained that the presence of naturally occurring asbestos (NOA) "has been confirmed as reflected in the Remediation Action Workplan (RAW, Draft EIR Appendix J-3A) that was prepared for the project site and has been approved by the California Department of Toxic Substances Control (DTSC)," the ADMP "reflects the NSAQMD's standard approach and conditions for construction activity where NOA is likely to occur." and that the project would be required to implement the ADMP that is included in the RAW. The RAW, on page 18, states that the Dust Mitigation Plan included in the RAW addresses NSAQMD Rule 226, which requires that a dust control plan be prepared for construction activity disturbing over one acre of land. The RAW also identifies that implementation of an ADMP is required under the California Environmental Protection Agency Air Resources Board Regulation 93105, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (Construction ATCM). Section (e) of the Construction ATCM requires air district approval of the ADMP.

The Draft EIR, on page 15-18, explains that mechanical soil disturbance, such as site clearing, excavation, grading, underground utility work, transportation, and disposal activities, could disrupt asbestos-containing soil, and health hazards could occur if NOA becomes airborne. The potential for NOA to become airborne would be controlled through implementation of the ADMP included in the RAW, consistent with the requirements of NSAQMD and the Construction ATCM. The Draft EIR explains that the ADMP "outlines engineering controls that must be used on site to reduce the risk of release of metals and NOA fibers into the environment during site clearing, excavation, grading, underground utility work, transportation, and disposal activities."

The RAW acknowledges section 93105 of Title 17 of the California Code of Regulations, which, as the commenter notes, requires air district approvals of ADMPs. As required by Section 25356.1 of the California Health and Safety Code, DTSC circulated the RAW for a 30-day public comment period from August 8, 2013, to September 9, 2013. At that time, NSAQMD would have had an opportunity for input on the Dust Mitigation Plan included in the RAW.

Pursuant to approved Mitigation Measures 10a and 15a and the accompanying provisions of the Mitigation Monitoring and Reporting Program for the project, the City may not approve grading permits for the project until, among many other things, the applicant has implemented the RAW as approved by DTSC. Each of these measures further provide that "[t]hroughout all activities conducted in implementation of the RAW, contractors must adhere to each component of the RAW, including, but not limited to the Site Safety Plan and the Asbestos Dust Mitigation Plan."

Pursuant to the Construction ATCM Section (e), the City will not issue any grading permits without verification that NSAQMD has approved the ADMP. As discussed in the 2019 EIR, Chapter 15, Hazards and Hazardous Materials, if NOA is identified during earthwork, NSAQMD must be notified no later than the following business day and compliance with the Construction ATCM would be required.

I-2 The comment states that the ADMP should include post construction stabilization methods that would be maintained in perpetuity to ensure that ultramafic material is not present at the surface level, particularly for the "tot lot" and the dog park area.

The comment does not address the accuracy or adequacy of the SFEIR analysis because the SFEIR is not required to address issues related to asbestos and dust management. The only directive from the courts was to complete additional analysis of potential adverse health effects of project-related traffic on future project residents and occupants. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

As discussed in Response to Comment I-1, the project is subject to the requirements of the ATCM. Section (4)(G) of the Construction ATCM requires that the ADMP include one or more of the post construction stabilization methods identified in the Construction ATCM. Regarding surfacing materials, the project is also required to comply with the statewide Asbestos Airborne Toxic Control Measure for Surfacing Applications (Surfacing ATCM, found in California Code of Regulations Title 17), which prohibits the use of material containing 0.25% asbestos or greater for surfacing of areas such as trails, pedestrian walkways, and roads.

I-3 The comment states that regulations of the California Department of Real Estate require disclosure of environmental hazards, including the presence of asbestos, during the real estate transaction process. The comment recommends that all site occupants, including renters, be "clearly made aware that the property is located on serpentinite which has been tested and found to contain naturally-occurring asbestos." The comment suggests that such knowledge will encourage site users to be careful to minimize dust emissions.

The comment does not address the accuracy or adequacy of the SFEIR because the SFEIR is not required to address issues related to asbestos and disclosures during real estate transactions. The only directive from the courts was to complete additional analysis of potential adverse health effects of project-related traffic on future project residents and occupants. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

As noted in the comment, state law requires that property owners receive disclosure notice of the potential for NOA to be present.

I-4 The comment states that use of any ultramafic material or material containing serpentinite may require compliance with the Surfacing ATCM. The comment notes that any material containing 1% or more friable asbestos meets the definition of a hazardous material and California Code of Regulations Title 22 applies to the transport and handling of such material. The comment also identifies that Cal-OSHA regulations require that hazard communication plans be prepared and implemented at a project site where such materials are used and that NSAQMD requires compliance with Cal-OSHA regulations.

The comment does not address the accuracy or adequacy of the SFEIR analysis because SFEIR is not required to address issues related to asbestos. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

The project would comply with current state and local environmental regulations. As discussed in Response to Comment I-1, the RAW confirms the presence of NOA at the project site and thus the project is subject to the Construction ATCM, which requires air district approval of the ADMP.

As discussed in Response to Comment I-2, the project is also subject to the Surfacing ATCM, which prohibits the use of material containing 0.25% asbestos or greater for surfacing of areas such as trails, pedestrian walkways, and roads.

I-5 The comment advises the City that, for future reference, the statement on pages 1-5 and 1-6 regarding separation between apartment buildings allowing for dispersal of air pollutants is not valid because there are no urban street canyons in the project vicinity and the project would not create such conditions. The comment states that eliminating one or more of the drive-through restaurants would be a more effective air quality mitigation measure.

The statement referenced in this comment was not identified in the SFEIR or the 2019 EIR as a mitigation measure. The 2019 EIR found that project operation, including the drive-through restaurants, would results in less-than-significant air quality impacts because emissions would remain below NSAQMD's adopted thresholds with implementation of Mitigation Measures 10a and 10b which would reduce emissions from construction and operations. Mitigation Measure 10b requires several design features that would serve to reduce operational air pollutant emissions, including providing adequate pedestrian and transit improvements to encourage reduced reliance on automobiles. There is no significant impact that could be reduced or avoided with elimination of one or more of the drive-through restaurants.

Nor does the SFEIR, to which the comment is addressed, find a significant environmental effect that would trigger mitigation under CEQA. Regardless of the effectiveness of the apartment buildings in creating open space allowing for air flow to disperse pollutants, the SFEIR did not propose any additional mitigation measures, as none was required. There is no need under CEQA to disallow drive-through restaurants within the project site. Impacts will remain less-than-significant even with drive-through restaurants.

I-6 The comment states that if future tenants require use of diesel generators greater than 49 horsepower and/or use of toxic air contaminant substances, additional NSAQMD permitting and reporting requirements will be applicable.

The comment does not address the accuracy or adequacy of the SFEIR because the SFEIR is not required to address issues related to air quality impacts associated with the potential use of diesel generators. The only directive from the courts was to complete additional analysis of potential adverse health effects of project-related traffic on future project residents and occupants. No changes or additions to the project description or environmental document are required in response to this comment. This response is provided for information and to be responsive to public concerns.

No specific future tenants have been identified and the City will not be party to any tenant agreements. Future NSAQMD permitting and reporting requirements will be the responsibility of individual businesses that may occupy the project site. The City assumes that any business that requires the use of generators greater than 49 horsepower will comply with the adopted regulations by submitting to NSAQMD the appropriate applications such as the Permit Application Form and/or the Internal Combustion Engine Supplemental form.

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M E M O R A N D U M

To: Amy Kesler-Wolfson, City Planner for the City of Grass Valley & David Ruderman, City Attorney for the City of Grass Valley

From: Nathan O. George, attorney for Gallelli Real Estate – Dorsey Marketplace

Date: April 3, 2026

Re: Comments from Northern Sierra Air Quality Management District

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The City of Grass Valley (City) received a letter from the Northern Sierra Air Quality Management District (NSAQMD) dated March 20, 2026, commenting on the Dorsey Market Place mixed-use development project (Project). The gravamen of NSAQMD's comments was that they believed the air quality modeling included in the environmental impact report (EIR) certified by the City on April 28, 2020,[1] is out of date, because the project is now expected to begin construction in 2026 or 2027 and because the NSAQMD updated its "Guidelines for Assessing and Mitigating Air Quality Impacts for Land Use Projects" in August 2024. According to NSAQMD, these factors require the City to obtain new air quality modeling and require additional mitigation for the potential air quality impacts of the Project. As explained herein, NSAQMD's comments do not trigger supplemental environmental review under the California Environmental Quality Act (CEQA), and no new modeling or additional mitigation is required.

As explained by the Supreme Court, "[o]nce a project has been subject to environmental review and received approval, section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA's central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency." (*Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949.)

[1] One aspect of the EIR, the analysis of the potential health effects to Project residents and occupants from mobile source pollution resulting from Project traffic on SR 20/49 in the year 2035, was set aside and revised following litigation. The City prepared and certified a Supplemental EIR correcting the error identified by the court on September 10, 2024, and no litigation challenging that certification was filed. NSAQMD's comments do not pertain to this aspect of the EIR.

Supplemental environmental review is required by Guidelines[2] section 15162 in limited circumstances. First, if "major revisions" to a previously certified EIR are required due to "substantial changes" in the project analyzed or the circumstances under which the project is undertaken. Second, if "new information of substantial importance" becomes available that shows: (1) the project will have new or substantially more severe environmental impacts; (2) mitigation measures or alternatives previously found infeasible have become feasible and would substantially reduce one or more significant impact of the project but project proponents refuse to implement them; and (3), mitigation measures or alternatives that are "considerably different" from those analyzed previously would substantially reduce one or more significant impact but project proponents refuse to implement them. (Guidelines, § 15162.)

As stated above, NSAQMD asserts that the air quality modeling included in the Dorsey EIR certified on April 28, 2020, is out of date because the model was run for the years 2019, 2020, and 2021. Mere delay in completing a project, however, does not constitute a "substantial change" for the purposes of CEQA. (*Committee for Re-evaluation of the T-Line Loop v. San Francisco Municipal Transportation Agency* (2016) 6 Cal.App.5th 1237, 1254; see also *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 802 [upholding city's reliance on an eighth addendum to an EIR prepared 17 years before].) Beyond the passage of time, NSAQMD does not point to, and we are not aware of, any changes to the Project or its circumstances that would trigger CEQA's supplemental review provisions.

NSAQMD further states that the project must update its air quality analysis to comply with regulations adopted after the certification of the EIR. Subsequent changes in regulations or guidance do not require supplemental review. Courts have consistently held that regulations adopted after the certification of an EIR do not constitute "new information of substantial importance" for the purposes of Section 21166. (*Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 (*Concerned Dublin Citizens*); *Fort Mojave Indian Tribe v. California Department of Health Services* (1995) 38 Cal.App.4th 1574, 1605; *Olen Properties Cort. v. City of Newport Beach* (2023) 93 Cal.App.5th 270, 280 (*Olen Properties*); *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426.) In *Concerned Dublin Citizens*, *supra*, 214 Cal.App.4th, the court rejected appellant's similar argument, holding that air quality regulations adopted by the Bay Area Air Quality Management District after certification of an EIR did not constitute "new information" requiring additional environmental review under Section 21166. (*Id.* at p. 1319.) As the Fourth District Court of Appeal stated in *Olen Properties*, *supra*, 93 Cal.App.5th: "Indeed, the rule could hardly be any different—if every change to guidelines constituted "new information," section 21166 would require a new EIR nearly

[2] The State CEQA Guidelines (Guidelines) are found in title 14, division 6, chapter 3 of the California Code of Regulations and are binding on all public agencies in California. (Guidelines, § 15000.)

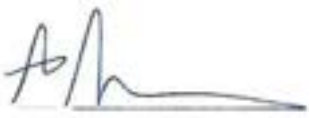
every time any change is made to a project, no matter how inconsequential." (*Id.* at p. 281.)

Even if the Project was required to update its analysis based on the new guidelines—which it is not—NSAQMD's new guidelines are not "new information of substantial importance" under Guidelines section 15162. The certified Dorsey EIR already concluded that the Project may have significant air quality impacts due to NOx and ROG emissions and incorporated mitigation measures into the Project. (Dorsey Marketplace Draft EIR, pp. 10-22—10-26; 10-30.) All mitigation measures required for Level B in the updated guidelines are incorporated into the Project. (*Id.* at p. 10-30; cf. NSAQMD Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects, p. 11.) Additionally, the three measures that are not explicitly included in the EIR are components of the Project itself. The new guidelines include: (a) the project shall incorporate mixed uses; (b) larger projects shall provide for neighborhood parks and other recreational options; and (c) the project should provide densities of nine units per acre or greater, along transit routes when feasible. (NSAQMD Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects, p. 12.) The Dorsey Marketplace Project contains a mix of commercial building space and multiple-family dwelling units. (Dorsey Marketplace Draft EIR, pp. ES-4—ES-5.) The proposed Project includes recreational elements, including a "tot lot park area" and "small dog park." (*Id.* at p. ES-5.) The density far exceeds nine units per acre, and the Project is located along an existing bus route. (Id. at p. ES-5; Figure 2-4—2-5.) Accordingly, the mitigation measures included in the guidelines are not "considerably different" from those analyzed in the certified Dorsey EIR and, in fact, have already been incorporated into the Project by the project proponents. (See Guidelines, §15162, subd. (a)(3)(D).)

In summary, the Dorsey Project has not triggered CEQA's supplemental review provisions, and the law is clear that additional environmental analysis is only required when the conditions in Guidelines section 15162 are met. Since the Project and its surrounding circumstances have not significantly changed, and there is no new information of substantial importance that has become available since the EIR was certified, the Project is not required to perform any additional air quality analysis.

In response to NSAQMD's comments regarding the Asbestos Dust Mitigation Plan required by Mitigation Measure 15a (see the adopted Mitigation Monitoring and Reporting Program (MMRP) for the Project), the applicant will work with the Department of Toxic Substances Control (DTSC) and NSAQMD to prepare a compliant plan.

Please do not hesitate to contact us if you have any questions or would like to discuss these issues.



Nathan O. George