



GRASS VALLEY

Planning Commission Meeting

Tuesday, April 16, 2024 at 6:00 PM
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.

COMMISSIONERS

Chair Eric Robins, Commissioner Ari Brouillette, Commissioner Liz Coots, Commissioner Justin Gross, Commissioner Jacob McDonald

MEETING NOTICE

Planning Commission 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 6:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 or 18 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>.

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 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Commission 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 Commission 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

PLEDGE OF ALLEGIANCE

ROLL CALL & ELECTION OF OFFICERS

1. Election of Vice Chair

AGENDA APPROVAL

ACTION MINUTES APPROVAL

2. Minutes for the March 19th, 2024 meeting.

PUBLIC COMMENT - *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 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

PUBLIC HEARING ITEMS

3. Tentative Parcel Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 sq ft to accommodate residential development (24PLN-05) Location: Ventana Sierra Drive (APN:035-140-022)

CEQA: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel split as presented, or as may be modified at the public hearing, which includes the following actions: a) A recommendation that the Tentative Parcel Map project is Categorically Exempt pursuant to Section 15315, Class 15, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b) Adopt Findings of Fact for approval of the Tentative Map Application as presented in the Staff Report; and c) Approve the Tentative Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 as presented in accordance with the Conditions of Approval, attached to the Staff Report.

4. Minor Development Review and Use Permit request for installation of new AT&T wireless antennas inside a new cupola on the roof of Gold Miner's Inn. The Use Permit request is for an exception to the 45-foot height limit in the Town Core (TC) zone district. (23PLN-43) Location: 109 Bank Street (APN: 008-373-018)

CEQA: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Minor Development Review and Use Permit applications for the addition of the cupola at 109 Bank Street to shield wireless antennas as presented, or as modified by the review authority, which includes the following: a) Determine the project Categorically Exempt pursuant to Section 15305, Class 1, Class 3, and Class 32 of the California

Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b) Adopt Findings of Fact for approval of the Minor Development Review Permit as presented in the Staff Report; c) Approve the Minor Development Review Permit for the addition of wireless antennas inside a cupola on the roof of the Gold Miner’s Inn in accordance with the Conditions of Approval, attached to the Staff Report; and d) Approve the Use Permit request for an exception to the 45-foot height limit.

5. Draft Ordinance Regarding the Regulation of Portable Signage within the ROW of Properties Located Within the Town Core Zoning Designation

CEQA: Categorical Exemption

Recommendation: 1. That the Planning Commission recommend that the City Council adopt the Ordinance regulating portable signage within the City Right-of-Way (ROW) of the Town Core zoning designation, as may be modified at the public hearing, which includes the following actions: a) A recommendation that City Council find the Ordinance is Exempt under CEQA Guideline 15301, Categorical Exemption Class 1 (“Existing Facilities”) and under CEQA Guideline 15061(b)(3) (General Rule); and b) A recommendation to adopt the ordinance amending section 17.38.050(B) and adding Section 17.38.080(N) of Chapter 17.38 and Section 17.100.020(S) of Chapter 17.100, Title 17 of the Grass Valley Municipal Code regarding the regulation of portable signage within the ROW of properties located within the Town Core zoning designation

OTHER BUSINESS

- 6. Review of City Council Items.
- 7. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, April 16, 2024 at 6:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, April 11, 2024.

Taylor Day, City Clerk



GRASS VALLEY
Planning Commission Meeting

Tuesday, March 19, 2024 at 6:00 PM
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

MINUTES

CALL TO ORDER

Meeting called to order at 6:03 pm.

PLEDGE OF ALLEGIANCE

Amy Wolfson led the pledge of allegiance.

ROLL CALL

PRESENT

Commissioner Ari Brouillette
Commissioner Liz Coots
Chairman Eric Robins

ABSENT

Commissioner Greg Bulanti
Commissioner Justin Gross

AGENDA APPROVAL

Motion made to approve the agenda as submitted by Commissioner Coots, Seconded by Commissioner Brouillette.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Chairman Robins

ACTION MINUTES APPROVAL

1. Minutes for the February 20, 2024 meeting.

Motion made to approve minutes as submitted by Commissioner Brouillette,
Seconded by Commissioner Coots.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Chairman Robins

PUBLIC COMMENT -

Public comment: Matthew Coulter, Cedar Amodeo

PUBLIC HEARING ITEMS

2. Development Review Permit for the remodel of a three-story, 9,256 square foot building on a 0.09-acre property and Variance for encroachment into rear setback (24PLN-01) Location: 145 Mill (APN: 008-372-012)

Recommendation: That the Planning Commission approve the Development Review Permit and Variance for the exterior improvements to the building at 145 Mill Street as presented, as may be modified by the review body, which includes the following actions: a. Find the project is Categorically Exempt pursuant to Sections 15301, Class 1 and 15305, Class 5 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Variance request for encroachment of a rear patio and balcony into the 10-foot rear setback. d. Approve the Development Review Permit for the exterior alterations to the building at 145 Mill Street.

Amy Wolfson, City Planner, gave presentation to the commission.

The commission discussed the requests of the DRC.

Public comment: Matthew Coulter

Motion to approve the Development Review Permit and Variance for the exterior improvements to the building at 145 Mill Street as presented, as may be modified by the review body, which includes the following actions: a. Find the project is Categorically Exempt pursuant to Sections 15301, Class 1 and 15305, Class 5 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Variance request for encroachment of a rear patio and balcony into the 10-foot rear setback. d. Approve the Development Review Permit for the exterior alterations to the building at 145 Mill Street by Commissioner Brouillette, Seconded by Commissioner Coots.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Chairman Robins

3. Appeal of the Director's approval of a Minor Use Permit for operation of a short-term rental (23PLN-46) Location: 438 Neal St (APN: 008-335-019)

Recommendation: 1. Based upon the evidence in public record, and the Director's approval, staff recommends that the Planning Commission take the following actions: a. Deny the appeal and uphold the Director's approval of the Minor Use Permit for a short-term rental at 438 Neal Street. b. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; c. Adopt Findings of Fact for approval of the Minor Use Permit as presented in the Staff Report; and, d. Approve the Minor Use Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

Amy Wolfson, City Planner, gave presentation to the commission

public comment; Cheri, Rick Crous, unnamed, unnamed, Justin Aldean, Jenny Secluda, Matthew Coulter

Motion made to to a) Deny the appeal and uphold the Director's approval of the Minor Use Permit for a short-term rental at 438 Neal Street. b) Determine the

project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; c) Adopt Findings of Fact for approval of the Minor Use Permit as presented in the Staff Report; and, d) Approve the Minor Use Permit in accordance with the Conditions of Approval, as presented in this Staff Report by Commissioner Coots, Seconded by Commissioner Brouillette.

Voting Yea: Commissioner Brouillette, Commissioner Coots, Chairman Robins

OTHER BUSINESS

- 4. Review of City Council Items.
- 5. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 7:17 pm.

Eric Robins, Chairman

Taylor Day, City Clerk

Adopted on: _____

Comments from Cherie Kraus on the Minor Use Permit Hearing for 438 Neal St, Grass Valley of Jan 24, 2024 and the upcoming Planning Commission Meeting for March 19, 2024

1. Myself and several of the High Street/ Neal Street residents requested an appeal of the Minor Use Permit, but were not able to attend the hearing on Jan 24, 2024, but were assured by the City that we would be able to participate in the meeting via Zoom. That option wasn't working for the meeting, so at least four of the neighbors were denied access and didn't have a chance to have their voices heard. I was asked by nine residents of the High Street/Neal Street/West Main Street neighborhood to spearhead the appeal of that decision. The application fee of \$440 was made by contributions by these residents. The supporting document attached to the Appeal Form was prepared by August Brooks, a resident of High Street, and signed by 15 residents of the neighborhood.
2. The Minor Use Permit Hearing Staff Report of Jan. 24, 2024 as prepared by Lucy Rollins indicates that the Director approved the Minor Use Permit in accordance with the Conditions of Approval. The Report findings describes that the applicant is compliant in seven areas, but it did not address item #10 of The City of Grass Valley Vacation Rental Home Standards which states "The vacation rental home shall operate without unduly interfering with the surrounding neighborhood". The report also recommends "the Director determine the project Categorically Exempt pursuant to Section 1530, Class 1 of the California Environmental Quality Act". Based on the comments that the residents of High Street & Neal Street the neighborhood will be unduly interfered by the following:
 - a. We believe that this project should **NOT** be granted a Categorical Exemption due to the potential negative impact it could have on a significant historical neighborhood and would be a violation of The City of Grass Valley Vacation Rental Home Standards item #10. "The vacation rental home shall operate without unduly interfering with the surrounding neighborhood"
 - b. Street parking and traffic on High Street is already a huge problem. Residents often are unable to access street parking for themselves or their guests. The Vacation Rental may have a few off-street parking spots for the renters use, but what about the renters' guests. Because a house that size is bound to have visitors. Residents' driveways are often blocked by street parkers. Speeding traffic has made it hazardous for residents to get in & out of their own driveways.

- c. It has come to the attention of the High/Neal/W. Main Streets residents that the owner of 438 Neal Street resides in Carmel Ca. and is the owner of approx. 30 residents spanning 2 states, 8 counties, and 9 cities. Also, it has been observed by the High/Neal/W. Main Streets residents that this owner has rarely been seen at 438 Neal Street and we are aware that the owner has employed a property management company to oversee the house. It seems highly unlikely that if a problem arose at the 438 Neal Street vacation rental in the middle of the night or a holiday weekend that there would be a prompt response by the owner or property manager. In that case, the neighborhoods only recourse is to access 911.
- d. It is a documented fact that a vacation rental home will have a negative impact on property values in the neighborhood. The High Street residents are primarily senior citizens relying on the value of their property. Some in the neighborhood are already expressing concerns that attempts to sell their homes, in the future, will be detrimentally affected by a vacation rental property closely located.
- e. Neal Street & West Main Street (with High Street between them) are main arteries of Historic Downtown Grass Valley. High Street and the adjoining intersections of Neal Street and West Main Street are a significant historical neighborhood. Over 90% of these homes were built between 1862 - 1917. Many of them are original Victorians, "Painted Ladies". The area was once called Nob Hill for its location and prominent residences. References to this historical neighborhood are made by several historians. In her book "Images of Grass Valley" Dr. Claudine Chalmers states that the upper area of West Main was known as Nob Hill as early as the late 1860's and was occupied by stately Victorian homes once owned by mine owners, lawyers and doctors. According to Sandra Owen who grew up in and owns the house at 107 High Street High, Block Street was the original name in the late 1800's. This historic neighborhood deserves recognition, respect & preservation not exploitation.

The following residence of the High Street/Neal Street/W. Main Street have agreed to be appellants:

Cherie & Richard Kraus owner/residents at 115 High Street 1890 original location of miner's shack current neo-Victorian built in 1992 by Ray Shine.

Phil & Holly Champagne owner/residents at 117 High Street original Victorian 1890

Annabelle Robins, John McAlister, Michael McAlister owner/residents at 116 High Street home originally built in 1870

Debra Fordyce owner/resident at 112 High Street 1900 original location of the High Street Market, remodeled to a residential home 1997

Cheryl Wicks/Curt Romander owner/residents at 128 High Street original Victorian 1890

August Brooks resident at 111 High Street home originally built in 1880

Tom & Lazelle Larkin owner/residents at 435 W. Main Street original Victorian 1881

Daniel Walmsley owner/resident at 114 High Street original Victorian 1890

Michael (Bruce) Bottrell owner of 120 and 122 High Street homes built in 1890

Eli & Emily Gallup owner/residents at 432 Neal Street original Victorian 1881

Heidi Raudy owner/resident at 515 West Main Street original Victorian 1862

I respectfully submit my comments to the attention Lucy Rollins Senior Planner/City of Grass Valley via email.

Sincerely,

Cherie Kraus

115 High Street

Grass Valley CA 95945

March 17, 2024

Debra L. Fordyce
110 High Street
Grass Valley, CA 95945

City of Grass Valley
Community Development Department Planning Division
125 East Main Street
Grass Valley, CA 95945

I'm writing this letter in support of the appeal of the Planning Director's decision to approved application 23PLN-0046 regarding a Minor Use Permit for a short-term rental located at 438 Neal Street,

As a homeowner in the vicinity of the proposed short-term rental located at 4838 Neal Street, I have a vested interest in the activities and conditions surrounding the potential rental.

First and most obvious is the lack of parking in our neighborhood and the traffic on High Street. Parking is already at a premium, and many times when guests to my own home visit, there is very little parking available. The property being considered for this short-term rental has the potential to have more autos than off-street parking available based on the number of bedrooms and limited driveway and/or garage parking. In addition, High Street has over the years become a very common thoroughfare for neighboring areas. Speeding autos (and the biggest violators are the Nevada County Connects bus service drivers) make it necessary to use extreme caution when pulling out of garages/driveways.

Although there are rental homes in our small neighborhood, I feel that since these are typically rentals with long-term lease agreements, that occupants have a vested interest in maintaining respectful and considerate noise levels. Where short-term occupants may not have an interest in maintaining neighborhood relationships. Due to this, it's not far fetched to consider that the short-term rental could very easily at times have noise levels that detract from the quiet neighborhood we all work hard to maintain.

My understanding of the property owners is that they have 30+ additional properties that they have ownership of. Although I understand investments, I don't know that short-term rentals support preserving the small town feel and quality of our historic neighborhood.

I also understand that the property owners do not live local to Grass Valley. Although utilizing a property management company will likely be involved in managing the occupants of the short-term rental, what resources and/or local contacts will be available to the surrounding residents to mitigate any immediate challenges?

Respectfully request that consideration be given to the above concerns and that the Community Development Department Planning Division require answers to the questions and concerns brought forward by all current residents who have expressed their apprehensions regarding the proposed short-term rental property at 438 Neal Street, Grass Vally, CA.

I can be reached at (530) 913-6879 or debrafordyce@comcast.net with any questions regarding this letter of support.

Respectfully,

Debra L. Fordyce
Debra L. Fordyce
Homeowner, 110 High Street

Good evening,

My name is Phil Champagne.

I am writing on behalf of myself and my wife Holly.

We had hoped to attend this evening's meeting concerning the proposed vacation rental on High Street but are currently traveling in Australia.

Holly and I have lived in our home on High Street for over three decades now.

Some of our neighbors have lived on High Street for over half a century.

Some have lived on High Street for their entire lives.

Much will be said this evening about the historic nature of our neighborhood, and the beliefs we hold concerning the negative effects that a vacation rental will have on our property values.

Other issues concerning additional parking woes, increased traffic and noise have either been, or will be discussed as well.

Suffice it to say that we share the concerns of our neighbors on all of these issues.

Rather than address those issues further, I would like to speak instead about something that is mentioned briefly on the appeal form.

It concerns the topic of vacation rentals in the city where Heather and Justin Aldi live. That city is Carmel California.

I'm speaking to this simply for reasons of comparison.

Does Carmel allow vacation rentals?

Well... yes, they do.

However, they have a very specific guideline for vacation rentals, which reads as follows:

"no home or subordinate unit may be rented for less than 30 consecutive days in the Residential District"

Simply put, this means that no more than one group will be allowed to rent a vacation home for less than a period of 30 days.

This guideline does not allow the **‘revolving door’** type of vacation rental.

In the **revolving door** model, it’s not uncommon to have 5, 6, perhaps 7 or more groups cycle in and out of a residence over the course of a month. Not to mention the other ancillary activities that accompany such an arrangement, such as house cleaners and the like.

A good question to ask might be, “Why does Carmel have this type of restriction when it comes to vacation rentals”?

Well, they provide their reason in one simple line, and I quote...

“To preserve the residential character.”

That’s a line that’s worth repeating...

“To preserve the residential character.”

With this guideline it’s clear that they understand the disruptive nature of vacation rental properties.

With that being said, let’s get back to High Street.

If there were a few words that I would use to describe High Street they would be words like...

Clean, quaint, charming, historic, neighborly, safe, and my personal favorite... quiet.

When the sun sets on High Street at the end of the day, people tend to settle into their homes, lights get dimmed, and folks take care not to disturb their neighbors.

When the sun sets on a vacation rental, that’s when the party starts.

Alcohol flows, voices go up and music gets amplified.

Anyone who has ever stayed near a vacation rental knows this to be true.

This evening, we are asking you for something that's very important to us.

We are asking you to hear the voices of the people from your community.

We, the residents of High Street and Neal Street, have deep concerns about this business being allowed to operate in our neighborhood.

And let's be clear about this, it is in fact, a business. One that will be owned and managed by real estate investors who live half a state away.

We are here to ask you to help us, to assist us, in our endeavor **'To preserve the residential character of our neighborhood.'**

Thank you very much.

Phil Champagne

Comments for public record pertaining to the filing of a petition for a minor use permit for a short term vacation at 438 Neal St., Grass Valley CA by Heather Aldi, Owner in response to appeal claims by Cherie Kraus filed on Feb. 8, 2024

After reviewing all claims by Ms. Kraus and carefully examining all city requirements for Use Permits and Minor Use Permits 17.72.060 and other statutes pertaining to Ms. Kraus's claims, Heather Aldi asserts that none of the complaints are relevant, legal or logical and moves to dismiss Ms. Kraus's appeal. The following evidence will show that all attempts have been made to understand and address the complaining party's basis for appeal.

Ms. Kraus complains of the legal profession of the owners of the property. There is nothing in the City of Grass Valley's statutes that disqualifies a person holding a valid real estate brokers license from petitioning for a minor use permit.

Ms. Kraus complains that the primary residence of the owners is in a city that does not allow short term rentals. There are no restrictions listed by the City of Grass Valley on where the applicant for a minor use permit may choose to reside.

Ms Kraus complains that the owners have chosen to employ a local woman to help manage the property. The City of Grass Valley specifically requires "The owner OR manager must live within 30 miles of the vacation rental home." Jenny Scicluna's residence is on record and satisfies this requirement.

Ms. Kraus complains that this will allow vacation accommodations to open in an entirely residential neighborhood, but fails to mention that there are other AirBnB properties listed on the same street and numerous others within a quarter mile range of this property, both permitted and unpermitted. She also fails to mention that the property is a short 2 block walk from the commercial center of town. This will bring additional tourism dollars to the local economy and is advantageous to small business owners in the Grass Valley community at this location.

Ms. Kraus complains of the review system on AirBnB, but her logic has no bearing on any established rules or regulations set forth by the City of Grass Valley.

She also complains that the house will no longer be used as a residence, neglecting to mention that it has been over 2 decades since it has been used as anyone's primary residence. Additionally, this has no bearing on any rules or regulations set forth by the City of Grass Valley.

Ms. Kraus claims that utilizing this home will bring down property values, showing a lack of understanding of how property is valued. It is a matter of public record that Heather and Justin Aldi paid more per square foot for this property than any other sale within the City of Grass Valley going back 3 years, thereby raising all comparable values in the area. It is also a matter of public record that permits were pulled to take care of long neglected trees that were threatening neighboring roofs and fencing as soon as escrow closed. There is no requirement

in any real estate contract that owners of nearby properties must disclose the use status of nearby properties. There has been continuous maintenance and improvements of this house since Heather and Justin have taken possession. Her basis for the claim of devaluing the neighborhood has no foundation in fact, precedent or law.

Ms. Kraus is concerned about parking, but the owners have proven that the required 3 off site parking spaces to correspond with 3 bedrooms have been provided. Additionally, there will be less street parking used by occasional guests than there would be if the Aldi family used the home as their primary residence with 4 family members of legal driving age who all own their own vehicle. This claim is also nonsensical.

Lastly, Ms. Kraus complains that sometimes people might arrive late, but there are no curfews in effect in this neighborhood that restrict any resident of any home from arriving or leaving their property at any time of the day or night. The sound of a door opening and closing does not violate any noise ordinance set forth by the city. One cannot reasonably expect to live within city limits, 2 blocks from the commercial center of town, and not ever hear a car or a door or other sounds of city life. The sounds Ms. Kraus may or may not hear from guests cannot be expected to be more or less than what she may hear of a permanent resident in this neighborhood.

Heather Aldi requests that all rebuttals be entered into public record and any additional concerns that actually pertain to City rules and regulations be the only thing brought into question at the upcoming hearing.

**PLANNING COMMISSION
STAFF REPORT
APRIL 16, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 24PLN-05
Subject: Tentative Parcel Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 sq ft to accommodate residential development.
Location/APN: Ventana Sierra Drive/035-140-022
Owner: Habitat for Humanity
Applicant: SCO Planning and Engineering, Inc.
Zoning/General Plan: Single-Family Residential (R-1) / Urban Low Density (ULD)
Entitlements: Tentative Parcel Map
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel split as presented, or as may be modified at the public hearing, which includes the following actions:
 - a. A recommendation that the Tentative Parcel Map project is Categorically Exempt pursuant to Section 15315, Class 15, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
 - b. Adopt Findings of Fact for approval of the Tentative Map Application as presented in the Staff Report; and
 - c. Approve the Tentative Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

The existing parcel was originally part of a larger parcel subdivided in 2021, resulting in Parcel A of that map. The map was processed concurrently with a General Plan Amendment and Rezone in order to change the “Public” designations that were associated with the prior church use, to “Residential” designations. It currently hosts an abandoned leach field that used to serve the adjacent church.

PROJECT DESCRIPTION:

The proposed tentative map involves the subdivision of the a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 sq ft and is subject to the standards

contained in Article 8 of Chapter 17 of the City Municipal Code (subdivision ordinance) and the California Subdivision Map Act. The minimum lot size applicable to Single Family Residential (R-1) properties is 6,000 sq ft, with a density that does not exceed 4 dwelling units per acre, which means the resulting lot sizes should average 10,890 sq ft or greater. The submitted Tentative Map application is consistent with the requirements of City's subdivision ordinance. There is no development proposed at this time. The site will be served by NID water and City sewer.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is vacant, covered with native brush, groundcover and a number of large and small trees, and slopes down from the south to Plaza Drive, except the west portion of the site, where the site is traversed, northwest-southeast, by Olympia Creek, a tributary of Wolf Creek. Surrounding uses consist of a shopping and office center to the north, vacant land to the south, and offices and another shopping center to the east. A PG&E substation is located to the west of the site which fronts on Sutton Way.

GENERAL PLAN AND ZONING:

General Plan: The project area has a land use designation of Urban Low Density (ULD) according to the City of Grass Valley 2020 General Plan. This designation is intended primarily for single-family detached houses.

Zoning: The property is zoned Single-Family Residential (R-1). The R-1 zone is applied to areas of the city that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the Tentative Map is consistent with Categorical Exemption Class 15, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

FINDINGS:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial in Subsection C of Section 17.81.060 GVMC can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6

2. The Planning Commission reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 15, Categorical Exemption (Minor Land Divisions) in accordance with the California Environmental Quality Act and CEQA Guidelines.

RECOMMENDED CONDITIONS:

1. The approval date for this tentative map is December 19, 2023 pursuant to Section 17.81.080 GVMC. This project is approved for a period of three (3) years and shall expire on December 19, 2026, unless the Tentative Parcel Map has been filed with the County Recorder's Office or the applicant requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code or unless otherwise provided for by the Subdivision Map Act.
2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Tentative Parcel Map 24PLN-05 unless changes are approved by the Planning Commission prior to commencing such changes, minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.
3. It shall be the applicant's responsibility to file a Notice of Exemption, which can be prepared by staff at the applicant's request.
4. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.
5. Prior to recording the Parcel Map, 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 and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
6. The improvement plans for waterline extension, as proposed on the project documents, requires NID approval. All NID Rules and Regulations relating to Water Service, Section 10.03 Developer Constructed, would apply.
7. Dust mitigation measures in Rule #226 shall be followed for the utility construction related to future development (and all) demolition, construction, and use of unpaved parking facilities. The air quality compliance documentation shall be required at the time of building permit process. A copy of Rule #226 is available from the Northern Sierra Air Quality Management District (NSAQMD) upon request.

8. If any further demolition of existing structures is to take place, the California Air Resources Board and the US EPA require a signed copy of a demolition notification form.
9. Per the “Archaeological Records Search/Sensitivity Analysis” prepared by Genesis Society dated February 15, 2024, the following notes shall be the on the map to be recorded:
 - a. **Consultation in the event of inadvertent discovery of human remains:**
In the event that human remains are inadvertently encountered during any project associated ground-disturbing activity or at any time subsequently, State law shall be followed, which includes but is not limited to immediately contacting the County Coroner's office upon any discovery of human remains.
 - b. **Consultation in the event of inadvertent discovery of cultural material:**
The present evaluation and recommendations are based on the findings of a desktop investigation, only. There is always the possibility that important unidentified cultural materials could be encountered on or below the surface during the course of future ground disturbing activities. This possibility is particularly relevant considering the lack of intensive-level archaeological pedestrian survey having been conducted prior to residential and related developments in the APE, and particularly where past ground disturbance activities (e.g., past agricultural development, placement of buried and overhead, utilities, extensive grading, etc.) have partially obscured historic ground surface visibility, as in the present case. In the event of an inadvertent discovery of previously unidentified cultural material, archaeological consultation should be sought immediately.

ATTACHMENTS:

1. Application
2. Aerial and Vicinity Maps
3. Tentative Map

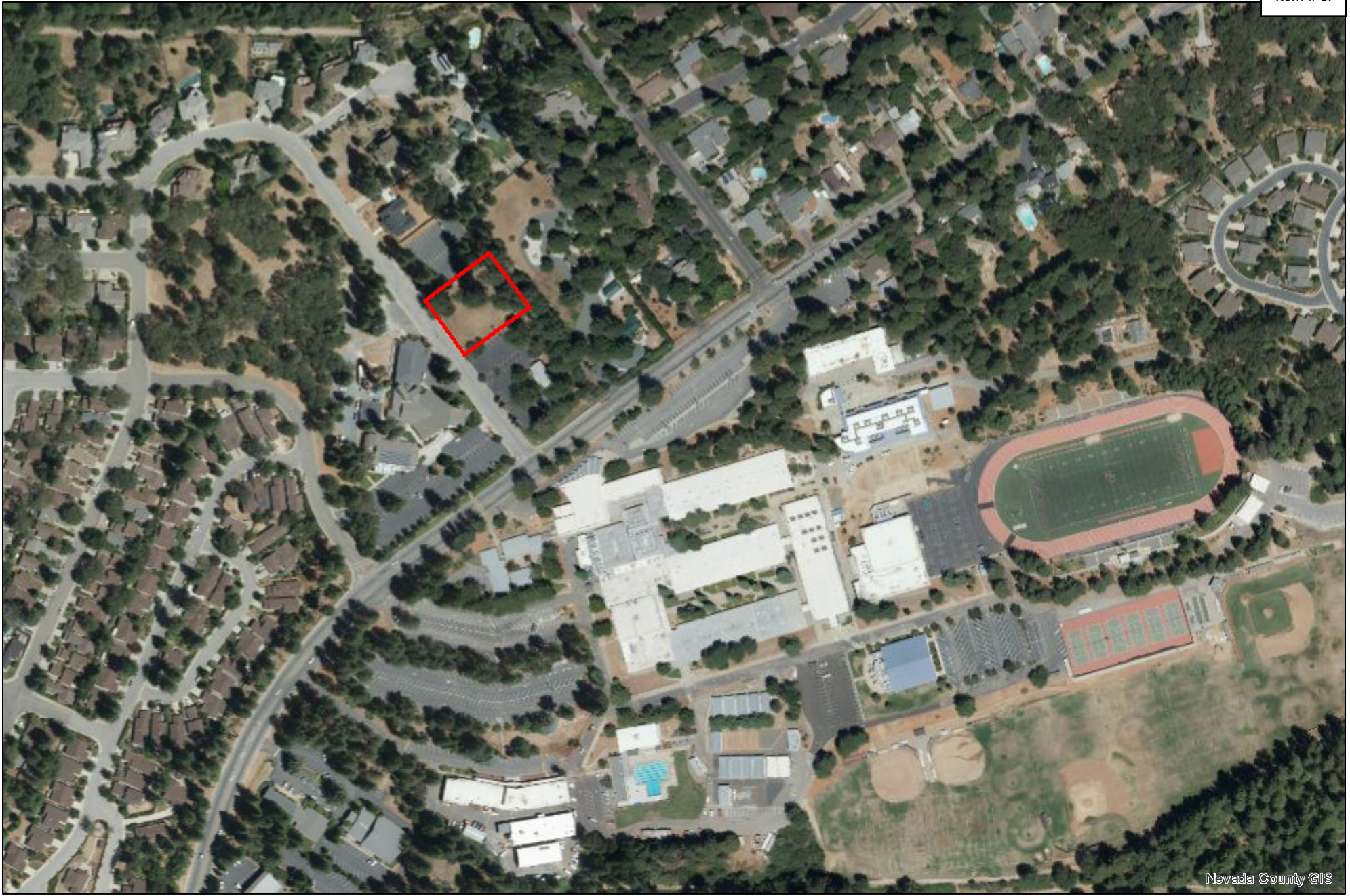
2-Parcel Tentative Map on Ventana Sierra

Attachment List

1. Vicinity and Aerial Exhibit
2. Applications (Universal and Tentative Map)
3. Tentative Map Exhibit

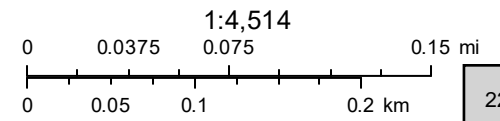
Aerial Ventana Sierra Map

Item # 3.



March 7, 2024

© 2022 Nevada County GIS



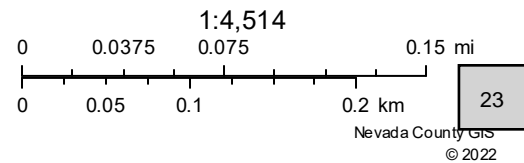
Nevada County GIS

Vicinity Ventana Sierra Map

Item # 3.



March 7, 2024
© 2022 Nevada County GIS



UNIVERSAL PLANNING APPLICATION
 * DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

- Limited Term Permit \$698.00
- Zoning Interpretation \$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft. \$1,813.00
- Major Development Review – over 10,000 sq. ft. \$3,293.00
- Conceptual Review - Minor \$459.00
- Conceptual Review – Major \$782.00
- Plan Revisions – Staff Review \$316.00
- Plan Revisions – DRC / PC Review \$831.00
- Extensions of Time – Staff Review \$282.00
- Extensions of Time – DRC / PC Review \$607.00

Entitlements

- Annexation \$7,843.00 (deposit)
- Condominium Conversion \$4,923.00 (deposit)
- Development Agreement – New \$18,463.00 (deposit)
- Development Agreement – Revision \$6,903.00
- General Plan Amendment \$7,377.00
- Planned Unit Development \$8,150.00 (minimum charge) + 100.00 / dwelling unit and / or \$100 / every 1,000 sq. ft. commercial floor area
- Specific Plan Review - New Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment \$3,102.00
- Zoning Map Amendment \$5,073.00

Environmental

- Environmental Review – Initial Study \$1,713.00
- Environmental Review – EIR Preparation \$31,604.00 (deposit)
- Environmental Review - Notice of Determination \$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption \$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$313.00
- Major – Master Sign Programs \$1,279.00
- Exception to Sign Ordinance \$964.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,493.00
- Tentative Map (5 to 10 lots) \$4,857.00
- Tentative Map (11 to 25 lots) \$6,503.00
- Tentative Map (26 to 50 lots) \$8,915.00
- Tentative Map (51 lots or more) \$13,049.00
- Minor Amendment to Approved Map (staff) \$1,114.00
- Major Amendment to Approved Map (Public Hearing) \$2,436.00
- Reversion to Acreage \$765.00
- Tentative Map Extensions \$1,047.00
- Tentative Map - Lot Line Adjustments \$1,200.00

Use Permits

- Minor Use Permit - Staff Review \$480.00
- Major Use Permit - Planning Commission Review \$3,035.00

Variances

- Minor Variance - Staff Review \$518.00
- Major Variance - Planning Commission Review \$2,029.00

Application	Fee
Tentative Map (4 or fewer lots)	3,493.00
Total:	\$3,493.00

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.

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):	

**TENTATIVE PARCEL/
SUBDIVISION MAP**



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 on the property: Vacant property

B. Describe surrounding land uses:

North: Residential
South: School
East: Residential
West: Parking Lot

C. Describe existing public or private utilities on the property: PG+E overhead power lines.

D. Subdivision phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all proposed phases on site plan: No phasing proposed.

E. List any proposed exceptions to the City's Subdivision Standards contained in Section 17.080.100 of the City's Development Code: n/a

APPLICATION 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. 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. Tentative Map:

- Fifteen (15) copies of the tentative map (min. size 18" x 26"), folded to 9" x 12", one (1) reduced copy at 8 1/2" x 11", and e-mail electronic .pdf file showing the following:
 - The map number, name if any, date of preparation, north arrow scale, and if based on a survey, the date of the survey.
 - Name and address of the person or entity which prepared the map and the applicable registration or license number.
 - Names and addresses of the subdivider and all parties having a record title interest in the property being subdivided.
 - The boundaries of the subdivision, defined by legal description with sufficient information to locate the property and to determine its position with respect to adjacent named or numbered subdivision, if any.
 - Topographic information with a reference to the source of the information. Contour lines shall have the following intervals:
 - Two-foot contour interval for ground slope between level and five percent.
 - n/a Five-foot contour interval for ground slope exceeding five percent. Contours of adjacent land shall also be shown whenever the surface features of such land, affects the design or development of the proposed subdivision.
 - Approximate location and general description, of any trees over eight inches in diameter at the trunk, with notations as to their proposed retention or removal.

- Location and outline to scale of all structures which are to be retained within the subdivision and all structures outside the subdivision and within 10 feet of the boundary lines; notations concerning all structures which are to be removed.
- Locations, widths and purposes of all existing and proposed easements for utilities, drainage and other public purposes, shown by dashed lines, within and adjacent to the subdivision (including proposed building setback lines, if known).
- Location of all existing and proposed utilities including size of water lines and the size and grade of sewer lines, locations of manholes, fire hydrants, street trees and street lights.
- n/a Location, width and directions of flow of all watercourses and flood-control areas within and adjacent to the property involved; the proposed method of providing storm water drainage.
- n/a Location of all potentially hazardous areas, including areas subject to inundation, landslide, settlement, soil contamination of mining sites or excessive noise, and the means of mitigating the hazards.
- Locations, widths and names of designations of all existing or proposed streets, alleys, paths and other right-of-way, whether public or private; private easements within and adjacent to the subdivision; the radius of each centerline curve; a cross-section of each street; any planned line for street widening or for any other public project in and adjacent to the subdivision; private streets shall be clearly indicated.
- Lines and approximate dimensions of all lots, and the number assigned to each lot; the total number of lots; the approximate area of the average lot; lots shall be numbered consecutively. Also note all existing lot lines.
- Boundaries, acreage and use of existing and proposed public areas in and adjacent to the subdivision. If land is to be offered for dedication for park, recreation or open space purposes or for purpose of providing public access to any public waterway, river or stream, it shall be so designated.
- n/a Locations of any existing or abandoned wells, septic leaching fields, springs, water impoundments and similar features to the extent they affect the proposed use of the property.
- The following supplementary material shall be filed with the tentative map:
- Vicinity map of appropriate scale showing sufficient adjoining territory to clearly indicate surrounding streets; other land in the subdivider's ownership, and features which have a bearing on the proposed subdivision.
- n/a Statement of proposed improvements and landscape modifications, including the estimated time of completion in relation to subdivision of the property.

- n/a Description of proposed public or commonly held areas and draft open space easement agreements, if applicable.
- n/a Proposed building pads and footprints.
- Upon the City Engineer's determination, an engineering geology report shall be submitted for review and comment by the City Engineer, prepared by a registered engineering geologist.
- n/a Upon the City Engineer's determination, a soils engineering report, prepared by a civil engineer, registered in the State of California, and based upon adequate test boring, shall be required. If the soils engineering report indicates soil problems which, if not corrected, could lead to structural defects, a soils investigation of each lot in the subdivision may be required.
- n/a Soils engineering report including data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, when necessary and opinions and recommendations conveying adequacy of sites for development.

C. FOR SUBDIVISION MAPS WITH 5 LOTS OR MORE

- Preliminary grading plan showing the location of all retaining walls, lot pad elevations, and cut and fill slopes, exceeding 3 feet in height.
- Proposed phasing lines, if separate final maps are to be filed.
- Preliminary improvement plan, showing all public utilities in relation to existing and proposed topography.

D. FOR SUBDIVISION MAPS WITH 20 OR MORE LOTS

- Develop "neighborhoods."** Each new residential subdivision shall be designed to integrate with adjacent development to ensure edges between existing and new development that provide for compatible densities, intensities, and design, as determined by the review authority. Subdivisions in City expansion areas shall be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves.
- Integrate open space.** New subdivisions adjacent to planned or existing parks or other public open spaces (e.g. creeks, riparian areas), or the landscaped grounds of schools or other public facilities shall maximize visibility and pedestrian access to these areas. Where these facilities are not already planned, the subdivision shall be designed to provide usable public open spaces in the form of parks, linear bicycle and pedestrian trails, squares, and greens, as appropriate.
- Edges. "Gated communities,"** and other residential developments designed to appear or that function as walled-off areas, disconnected and isolated from the rest of the community, are prohibited. The security and noise attenuation objectives that may lead

to consideration of walls and fences should instead be met by creative design that controls the height and length of walls, develops breaks and variations in relief, and uses landscaping, along with natural topography changes, for screening.

- Scale.** New residential subdivisions, and groups of subdivisions that, in effect, collectively create a new neighborhood, shall be designed to provide a “walkable” scale, that places all homes within ¼ mile of neighborhood shopping opportunities, a neighborhood park, or a public or a public facility that can serve as a “center” for the neighborhood. Where feasible, each neighborhood shall have a center that includes all three facilities.
- Site planning.** Residential subdivision and multi-family project site planning shall emphasize the needs of pedestrian and cyclists.
 1. **Pedestrian orientation.** Subdivision design shall emphasize pedestrian connectivity within each project, to adjacent neighborhoods, nearby schools and parks, and to transit stops within ¼ mile of planned residential areas. All streets and walkways shall be designed to provide safe and pleasant conditions for pedestrians, including the disabled, and cyclists, as determined by the review authority.
 2. **Block length.** The length of block faces between intersections streets shall be as short as possible, no more than 400 feet where feasible, to provide pedestrian connectivity.
 3. **Access to open areas.** Single-loaded streets (those with residential development on one side and open space on the other) shall be used to provide public access to, and visibility of natural open spaces, public parks, and neighborhood schools, as well as a means for buffering homes from parks and schools.

Where single loaded streets are not feasible or desirable, other methods that provide similar access and visibility may be used, including private streets, bike and pedestrian paths, or the placement of private common open space or recreation facilities adjacent to the public open space.
 4. **Alleys.** Alleys may be provided for garage access, otherwise individual lots shall be wide enough to accommodate a sign yard driveway to a detached garage at the rear of the lot, so that appearance of the street frontage is not dominated by garages and pavement.
 5. **Traffic calming.** A subdivision shall incorporate traffic calming measures in compliance with the City’s improvement Standards as determined by the review authority to be appropriate.
- Open space and natural features.**
 1. Natural amenities (including view, mature trees, creeks, riparian corridors, rock outcrops, and similar features) shall be preserved and incorporated into proposed development to the greatest extent feasible.

2. Development adjacent to parks or other public open spaces shall be designed to provide maximum visibility of these areas.
3. Development on hillsides shall generally follow the natural terrain contour. Stepped building pads, larger lot sizes, and setbacks shall be used to preserve the general shape of natural land forms and to minimize grade differentials with adjacent streets and with adjoining properties.
4. Public access and visibility to creeks, and the separation of residences and other uses from creeks shall be provided through the use of single-loaded frontage roads in combination with multi-use trails. Pedestrian access to and along creeks and riparian corridors may need to be restricted to flatter areas (e.g. beyond top of bank, natural benches) where grading needs and erosion potential are minimal, and where sensitive environmental resources require protection.

ENVIRONMENTAL



SUPPLEMENTAL APPLICATION INFORMATION

REQUIRED UNLESS CDD STAFF DETERMINE THE PROJECT TO BE EXEMPT

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:**

Project Characteristics:

1. **Site characteristics (size, slope, shape, development constraints):** The site is rectangular, 0.62 acres, mildly sloping to the south towards Ventana Sierra Drive and has PG+E electrical transmission line in the easterly 1/3 of the site.

2. **Precisely describe the existing use and condition of the site:** Vacant Lot. Lot previously had a demolished house.

3. **Describe surrounding land uses:**

North: Residential
South: Ventana Sierra Drive/ Church
East: Residential/ Parking Lot
West: Parking Lot

4. **Describe the plant cover found on the site, including the number and types of all trees:**
Approximately seventeen trees exist on-site (13 pine and 4 oak)

5. **Water Supply:** NID or City of Grass Valley? NID

6. **Is the site filled land or has slopes in excess of 10 percent?** No

7. **Has the site been surveyed for historical, paleontological or architectural resources?** yes, NCIC records search If yes, provide a copy of the survey report.

8. **Does the site contain any asbestos containing ultramafic rock?** No

- 9. Does the site contain any unique natural, ecological or scenic resources? No
- 10. Do any drainage swales or channels border or cross the site? No
- 11. List any water courses, creeks on or adjacent to the site: No
- 12. Are there any wetlands on the site? No
- 13. Is the site within or in close proximity to a 100-year flood plain? No
- 14. Is the project located adjacent to a State highway or Airport? No
- 15. Has a traffic study been prepared? No If yes, provide a copy of the study.
- 16. Identify any planned outdoor uses: Uses associated with residential units/ yards.
- 17. Describe how drainage and on-site retention will be accommodated: Infiltration trenches will be provided for individual residential units.
- 18. Identify any off-site construction required to support this project: Extension of water and sewer to the subject site is proposed.
- 19. Preliminary grading plan estimate: 0 cubic yards of cut and 0 cubic yards of fill.
- 20. Give the estimate dates for the following (for the purposes of conducting an air quality analysis for the project):
 - a. Rough Grading: n/a
 - b. Final Grading: n/a
 - c. Start of Construction: utilities 06/2024
 - d. Complete Construction: utilities 08/2024
 - e. Describe any project phasing: No phasing is proposed.
- 21. Has a Phase I or Phase II Environmental been prepared for the project? No if so, provide a copy of the study(s).
- 22. Has any Geotechnical study been prepared for the site? No if so, provide a copy of the study.

PROJECT INFORMATION

OWNER / APPLICANT

HABITAT FOR HUMANITY
 P.O. BOX 2997
 GRASS VALLEY, CA 95945
 CONTACT: LORRAINE LARSON - (530) 274-1951

PLANNING & ENGINEERING

SCO PLANNING & ENGINEERING, INC.
 140 LITTON DRIVE, SUITE 240
 GRASS VALLEY, CA 95945
 CONTACT: MARTIN WOOD - 530.272.5841
 martinwood@scopeinc.net

GENERAL PLAN / ZONING

GP:ULD GVCity ZONE: R1 - GVCity

APN'S / LAND AREA

035-140-022-000
 0.62 AC

FIRE PROTECTION

GRASS VALLEY FIRE PROTECTION DISTRICT

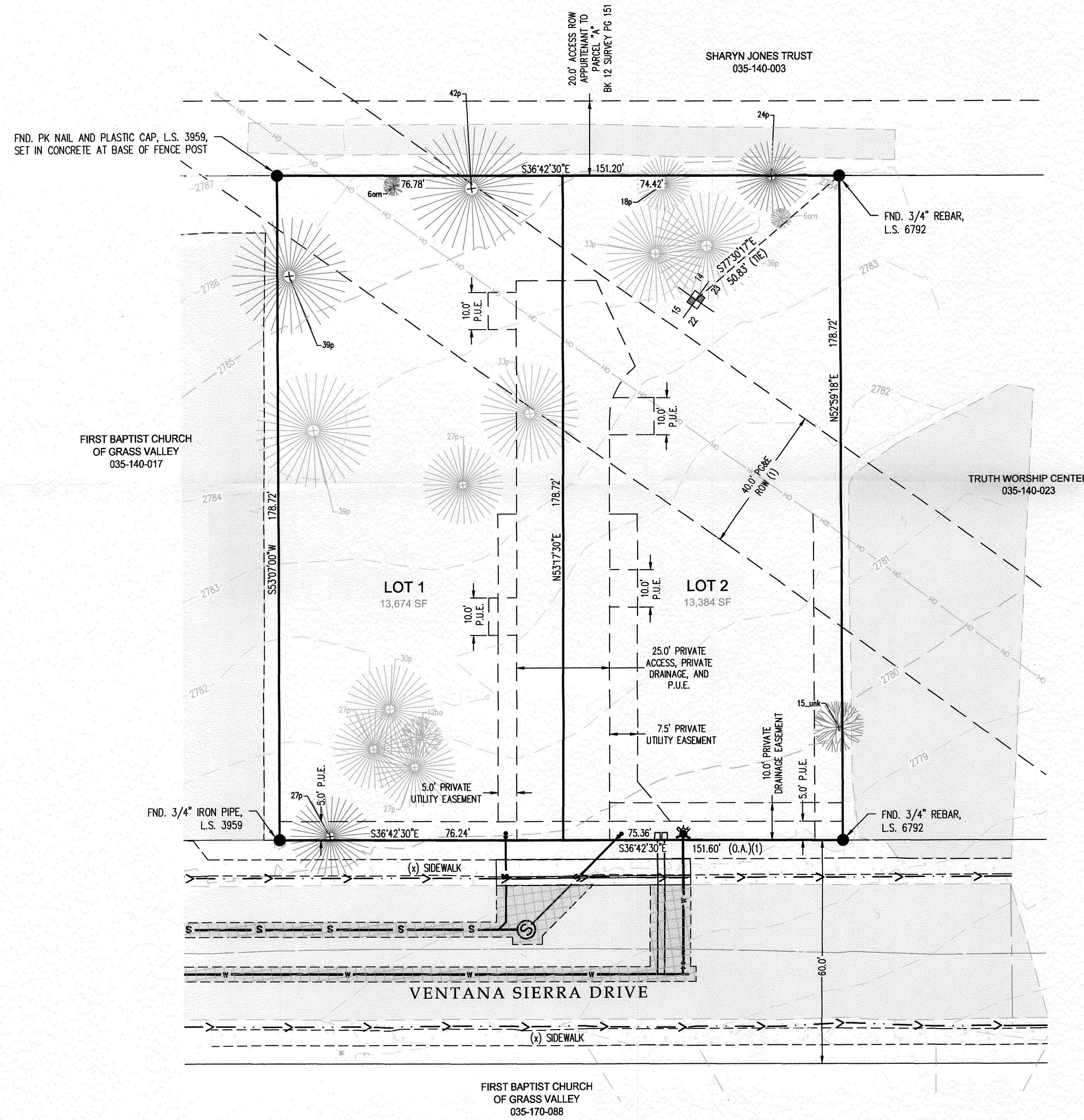
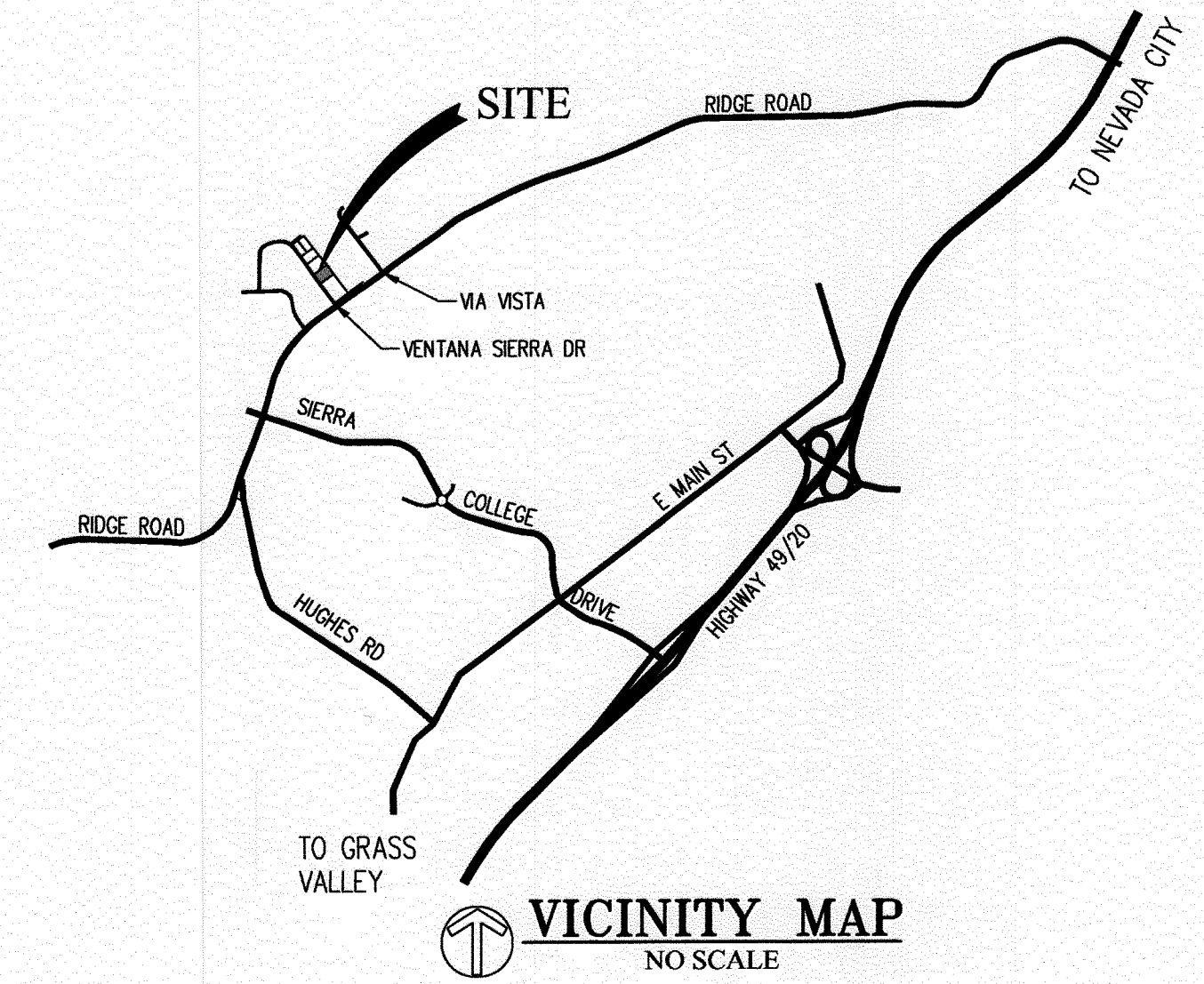
WATER & ELECTRICAL

NEVADA IRRIGATION DISTRICT
 PACIFIC GAS AND ELECTRIC PUBLIC COMPANY

SEWER

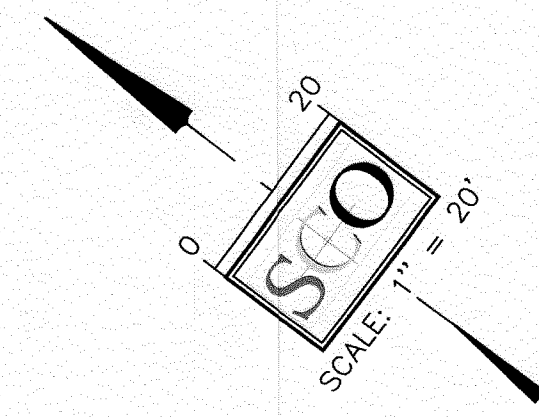
GRASS VALLEY SANITARY DISTRICT

TENTATIVE PARCEL MAP
 FOR
HABITAT FOR HUMANITY
 GRASS VALLEY, CALIFORNIA
 FEBRUARY, 2024



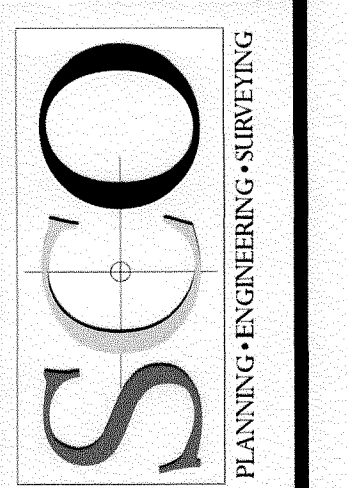
LEGEND

- PROPERTY LINE
- - - - EASEMENT LINE (AS DESCRIBED)
- - - - MAJOR CONTOUR LINE (5' INTERVAL)
- - - - MINOR CONTOUR LINE (1" INTERVAL)
- EXISTING OVERHEAD LINE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- FOUND PROPERTY CORNER MONUMENT, AS DESCRIBED
- PROPOSED SEWER PIPE AND MANHOLE
- PROPOSED WATER PIPE
- PROPOSED FIRE HYDRANT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT PAVEMENT
- SAWCUT AND REMOVE ASPHALT
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING DECIDUOUS TREE BLACK OAK (BO), ORNAMENTAL (ORN), UNKNOWN (UNK) DIAMETER INDICATED
- (1) PER BK. 22 PARCEL MAPS PG. 16, O.R.N.C.
- O.R.N.C. OFFICIAL RECORDS OF NEVADA COUNTY
- PWP POWER POLE
- SECTION CORNER

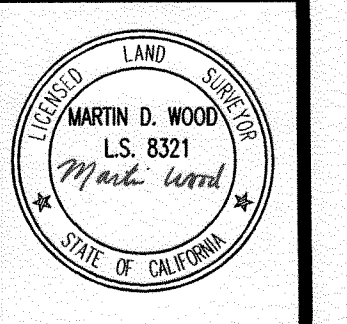


DESIGNED: MDW	DATE
DRAWN: MDW	NO. REVISIONS
PROJ. NO: 202356	
DATE: FEBRUARY, 2024	
DWG: SEE DAY STAMP	

TENTATIVE PARCEL MAP
 HABITAT FOR HUMANITY
 GRASS VALLEY
 CALIFORNIA



GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043





PLANNING COMMISSION
April 16, 2024

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 23PLN-43
Subject: Minor Development Review and Use Permit request for installation of new AT&T wireless antennas inside a new cupola on the roof of Gold Miner’s Inn. The Use Permit request is for an exception to the 45-foot height limit in the Town Core (TC) zone district.
Location/APNs: 109 Bank Street / 008-373-018
Applicant: 51 Wireless on behalf of AT&T
Representative: Nick Tagas
Zoning/General Plan: Town Core (TC) / Commercial (C)
Entitlement: Minor Development Review, Use Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the Minor Development Review and Use Permit applications for the addition of the cupola at 109 Bank Street to shield wireless antennas as presented, or as modified by the review authority, which includes the following:
 - a. Determine the project Categorically Exempt pursuant to Section 15305, Class 1, Class 3, and Class 32 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review Permit as presented in the Staff Report;
 - c. Approve the Minor Development Review Permit for the addition of wireless antennas inside a cupola on the roof of the Gold Miner’s Inn in accordance with the Conditions of Approval, attached to the Staff Report; and
 - d. Approve the Use Permit request for an exception to the 45-foot height limit.

BACKGROUND:

The existing structure is 56,318 square feet and was built in 2007, according to the Nevada County Assessor’s Office records, and is a Priority 4 structure in the city’s historical inventory. Priority 4 structures are modern infill, typically less than 50 years old, do not support the prevailing historic character of the historic district, and are considered “non-contributing resources.” The existing structure is approximately 43.6 feet in height at its highest eave.

Pursuant to section 17.30.050(C) of the Municipal Code height is measured as the vertical distance from the eave to finished grade.

In February 2023, the applicant applied for a Use Permit (23PLN-03) to locate a wireless communications facility on the roof of the Masonic Lodge at 126 South Auburn Street. At that time, they investigated alternative potential sites including the Gold Miner's Inn, Phoenix Cigar Lounge, and the Masonic Lodge for feasibility. The Masonic Lodge was determined by the applicant to be the most viable location due to leasing terms, location, and equipment capacity. The Historic Commission reviewed the project at its February 14, 2023, meeting and recommended the applicant make changes to the faux facades. The applicant presented revised faux facades as directed by the Historical Commission at the March 14, 2023 meeting. However, the Historic Commission advised that although the new approach was preferable to the first iteration, the 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. Following this recommendation, the applicant withdrew the application for permit 23PLN-03 to revisit the potential for alternative sites.

At their meeting on March 26, 2024, the Development Review Committee voted (4 yes / 1 no) to recommend approval of the project, as conditioned.

PROJECT PROPOSAL:

Project Description: This Minor Development Review Permit is for the addition of a 22 foot by 22 foot (484 square foot) square foot cupola on the roof of the Gold Miner's Inn entrance. All roof-mounted AT&T wireless antennas will be fully concealed within the 10-foot-tall cupola, which will be painted and textured to match the façade of the existing structure and will feature functioning clocks on the eastern and western faces.

Use Permit: Following the outcome of the Historical Commission's review of the proposed Masonic Lodge location, the applicant analyzed five existing co-location facilities and six additional facilities for a new facility (Attachment 6). Of the five co-location facilities, two were eliminated as AT&T is already located on the towers serving more rural areas. The remaining three co-location alternatives were determined to be too far from downtown to provide service to the downtown area, as was the target. The six locations considered for new facilities included Condon Park, Bret Harte Hotel, Everheart Hotel, Phoenix Lounge, Masonic Lodge, and Gold Miner's Inn. Condon Park was eliminated due to constraints posed by the Development Code (i.e., setbacks). Bret Hart Hotel and Everheart Hotel did not respond to AT&T's attempts to discuss feasibility of rooftop antennas and were therefore eliminated from further consideration. Phoenix Lounge was eliminated after engineering had been completed, which confirmed the age and materials of the building could not support a rooftop facility. Finally, Masonic Lodge was not pursued further following the feedback from the Historic Commission discussed previously. Gold Miners Inn remained the only viable location for an AT&T facility to serve the downtown area.

Section 17.46.040 of the Grass Valley Municipal Code (GVMC) states that wireless antennas installed and maintained on an existing structure that are architecturally blended into the structure are permitted with a minor use permit. While the proposed antenna inside the cupola meets this criterion, the cupola exceeds the height limits of the Town Core zone. Section 17.21.040 of the GVMC establishes a maximum building height of 45 feet or 3 stories allowed

by-right in the TC zone, and up to five stories permitted with a use permit. A story is defined as “the portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above.” Further, Section 17.46.060 of the GVMC states any development standard may be modified or waived by the review authority for a proposed communication facility whereby the effective signal reception and transmission will not occur if the facility complies with these standards. The applicant must provide clear and convincing evidence that no other acceptable location or combination of locations in compliance with these standards can provide comparable communications.

The applicant therefore requested a Use Permit to waive the height standard to accommodate the addition of the antenna and cupola at this location to improve telecommunication access in the downtown area. The proposed cupola would be 61 feet at the eaves, and 63.5 feet at its highest point (Attachment 7). This location allows for future co-locations with sufficient capacity in the cupola structure to a certain amount of conceal future carriers’ equipment.

A coverage map was prepared for the site which is attached as Attachment 8. The results indicate that the site will improve coverage from School Street to east of State Highway 49 from less reliable coverage to reliable service both indoors and outdoors. Coverage is anticipated to be improved along Mill Street, South Auburn Street, East Main Street, and the area north of Colfax Avenue. The applicant also provided a map and analysis of future need, identifying locations of existing and proposed AT&T antennas in the City (Attachment 9).

In addition to the above project information, the City’s Development Code requires the additional information to be submitted concurrently with the Use Permit application regarding the telecommunications facility itself. The required documentation is attached and meets the requirements of Section 17.46.040.B of the GVMC.

GENERAL PLAN AND ZONING:

General Plan: The Commercial (C) General Plan designation is a broad category intended to encompass all types of retail commercial and commercial service establishments in any variety of locations.

Zoning: The Town Core (TC) zone is intended to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The TC zone is consistent with and implements the Commercial (C) designation of the General Plan. Telecommunication facilities are listed as a use that require a Use Permit in the TC zone. Specifically, Chapter 17.46 outlines the application requirements and processing for Telecommunications Facilities. Additionally, Section 17.72.060 of the Development 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.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The subject site is located adjacent to the boundary of the historic downtown district at the intersection of Bank Street and Tinloy Street. The site was developed in 2007 with the Gold Miner’s Inn structure, which houses the hotel, a conference center, and secondary commercial uses include the UPS Store. There are no waterbodies or streams located on the property.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for Categorical Exemption pursuant to Section 15301, Class 1, Class 3, and Class 32 of the California Environmental Quality Act (CEQA) and Guidelines.

A Class 1 Categorical Exemption of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Under subsection (e), Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase more than:

- 1) 50 percent of the floor area of the structures before the addition, or 2500 square feet, whichever is less, or
- 2) 10,000 square feet the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

The proposed cupola is 484 square feet and will be a negligible increase in the overall square footage of the structure. Further, the requested Use Permit is for an exception to the height requirement and Development Review is of the design of the cupola. Therefore, the proposed cupola and antennas will not result in an expansion of use of the commercial property on which it will be located.

A Class 3 Categorical Exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed cupola is small accessory addition to the existing structure and will result in minor modifications to the exterior of the structure.

A Class 32 Categorical Exemption consists of projects characterized by in-fill development meeting the conditions described in this section (city consistency response in italics):

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Telecommunication facilities are permitted with a Use Permit in the TC zoning district, and exceptions to development standards (i.e., height limits) may be granted by the review authority if deemed appropriate. The proposed project is consistent with General Plan Policy 32-LUP, which encourages development of state-of-the-art telecommunication infrastructure.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The wireless antennas and cupola addition are proposed on a project site of 2.49 acres. Surrounding land uses include commercial businesses to the west (i.e., restaurant, fitness center, gas station, dry-cleaning, and offices), commercial uses (i.e., thrift store

and dentist office) and a hotel (Creektown Cottages) to the north, and State Route 49 to the east and south.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site was fully developed in 2007, including a 56,318 square foot structure with the remainder of the parcel being occupied by hotel amenities (i.e., patio and pool), landscaping, and parking. Further, the proposed cupola and wireless antennas will be installed on the roof of the existing structure. Therefore, there will be no impact to biological resources.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic:

Level of Service (LOS): The addition of wireless antennas and a cupola on the roof of the structure would not result in any increase in trip generation to the project site.

Vehicle Miles Traveled (VMT): Similarly, the addition of wireless antennas and a cupola would not result in any shift in VMT and would therefore have no impact on traffic and transportation.

Noise: The proposed project will not emit noise during operation, and construction and installation will be short term. Construction noise is regulated under section 8.28.100 and prohibits construction adjacent to a residential zone to operate standard construction equipment between 7 pm and 7am, and on Sundays or legal holidays. There is expected to be no noise impact.

Air Quality: The proposed project will not emit dust, ash, smoke, fumes, or odors and therefore will have no impact on air quality.

Water Quality: There are no waterbodies on or traversing the 2.49-acre development area and no development will occur within 30-feet of Wolf Creek. The proposed project will not alter approved drainage areas on the project site.

(e) The site can be adequately served by all required utilities and public services.

The proposed project will not require connections to water or sewer lines. PG&E power lines are located in close proximity to the project, as they serve the adjacent commercial and residential areas of the historic downtown district. The proposed project will not require extension of these services. No utility agency has expressed concern in their capacity for serving the project as proposed.

FINDINGS:

The approval of a Use Permit to waive the height limit in the TC zone for the addition wireless antennas and a cupola to the rooftop of the Gold Miner's Inn shall require that DRC first make the following findings:

1. The City received a complete application for Development Review Application 23PLN-43.

2. The Grass Valley Development Review Committee reviewed Development Review Application 23PLN-43 at their regular meeting on March 26, 2024.
3. The Planning Commission reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for Class 1, Class 3, and Class 32, Categorical Exemptions in accordance with the California Environmental Quality Act and CEQA Guidelines.
4. The applicant has shown by clear and convincing evidence that no other location or combination of locations or other proposed facility in compliance with these standards can provide comparable communications while preserving the integrity of historic structures.
5. The height of the cupola is the minimum necessary to meet the technical requirements of the proposed wireless communication system.
6. The project as proposed is necessary for the provision of an efficient wireless communication system.
7. The communication facility complies with all applicable requirements of Chapter 17.46.
8. The proposed project is consistent with the general plan and any applicable specific plan.
9. 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
10. The design, location, size, and characteristics of the proposed project are compatible with existing and future land uses.
11. The site is physically suitable for the site and will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood.

RECOMMENDED CONDITIONS:

1. The approval date for planning commission review is _____ <TBD> _____ with an effective date of Thursday, _____ <TBD> _____ pursuant to Section 17.74.020 GVMC.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the planning commission (23PLN-43). 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. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
4. Building permit plans shall be prepared by a California licensed professional and include structural plans which show all framing, attachments, and calculations. Existing building

and new imposed loads shall be included. The project shall comply with the 2022 CBC, CMC, CPC, CEC, and CFC, as applicable.

5. All equipment associated with the approved telecommunication facility shall be removed within thirty days of the discontinuance of the use and the site shall be restored to its original pre-construction condition, subject to the approval of the director. The service provider shall provide the city with a notice of intent to vacate a site a minimum of thirty days before site vacation.
6. 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.

ATTACHMENTS:

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Use Permit Application
5. Environmental Application
6. Alternatives Analysis
7. Architectural Plans
8. Coverage Map
9. Map and Analysis of Future Service Needs
10. Radio Frequency – Electromagnetic Energy Compliance Report
11. Photosimulations
12. Report on Potential Interference with Emergency Service Provider Communications

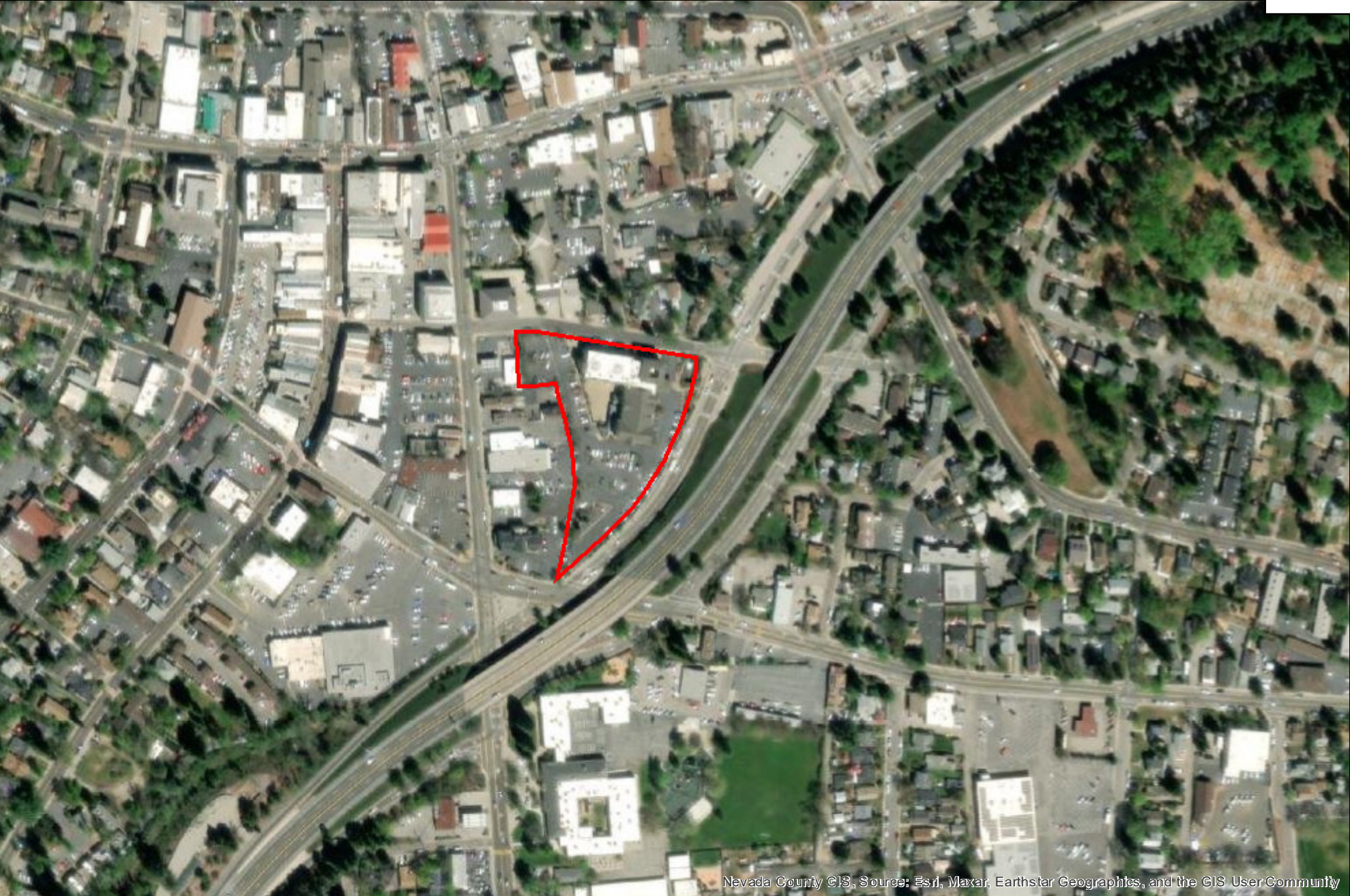
23PLN-43 / 109 Bank Street

ATTACHMENT LIST

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Use Permit Application
5. Environmental Application
6. Alternatives Analysis
7. Architectural Plans
8. Coverage Map
9. Map and Analysis of Future Service Needs
10. Radio Frequency – Electromagnetic Energy Compliance Report
11. Photosimulations
12. Report on Potential Interference with Emergency Service Provider Communications

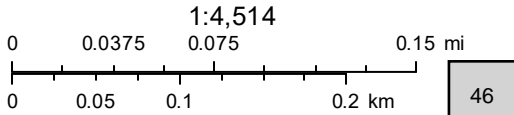
Aerial Map - APN 008-373-018

Item # 4.



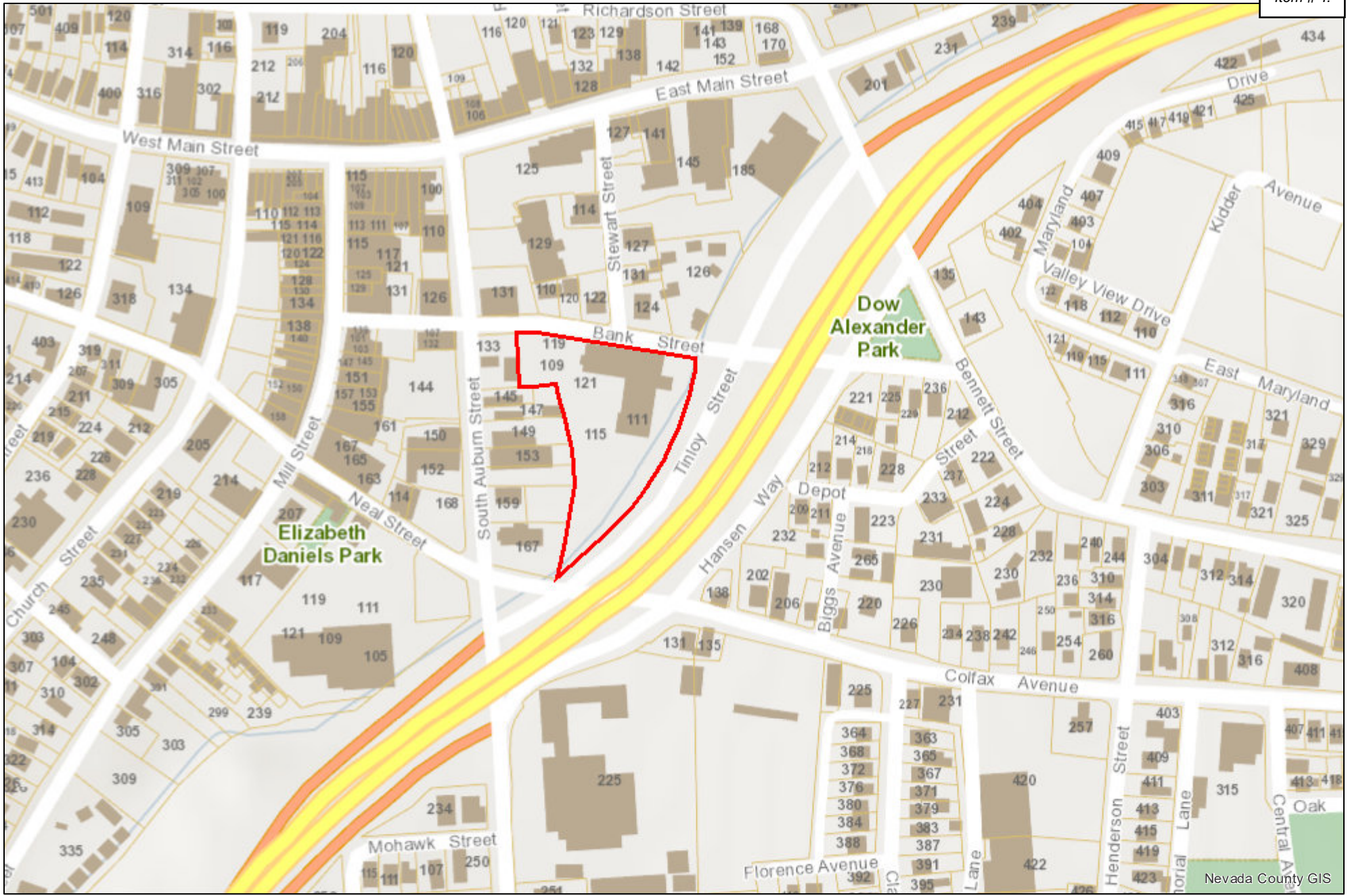
Nevada County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

December 12, 2023
© 2022 Nevada County GIS

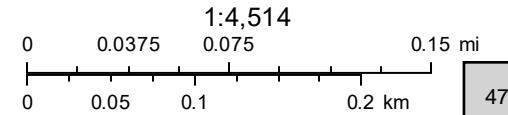


Vicinity Map - APN 008-373-018

Item # 4.



December 12, 2023
© 2022 Nevada County GIS



**UNIVERSAL PLANNING
 APPLICATION**
 * DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

- Limited Term Permit
\$698.00
- Zoning Interpretation
\$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft.
\$1,813.00
- Major Development Review – over 10,000 sq. ft.
\$3,293.00
- Conceptual Review - Minor
\$459.00
- Conceptual Review – Major
\$782.00
- Plan Revisions – Staff Review
\$316.00
- Plan Revisions – DRC / PC Review
\$831.00
- Extensions of Time – Staff Review
\$282.00
- Extensions of Time – DRC / PC Review
\$607.00

Entitlements

- Annexation
\$7,843.00 (deposit)
- Condominium Conversion
\$4,923.00 (deposit)
- Development Agreement – New
\$18,463.00 (deposit)
- Development Agreement – Revision
\$6,903.00
- General Plan Amendment
\$7,377.00
- Planned Unit Development
\$8,150.00 (minimum charge) + 100.00 / dwelling
unit and / or \$100 / every 1,000 sq. ft.
commercial floor area
- Specific Plan Review - New
Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment
\$3,102.00
- Zoning Map Amendment
\$5,073.00

Environmental

- Environmental Review – Initial Study
\$1,713.00
- Environmental Review – EIR Preparation
\$31,604.00 (deposit)
- Environmental Review - Notice of Determination
\$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption
\$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs
or other districts having specific design criteria
\$313.00
- Major – Master Sign Programs
\$1,279.00
- Exception to Sign Ordinance
\$964.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,493.00
- Tentative Map (5 to 10 lots)
\$4,857.00
- Tentative Map (11 to 25 lots)
\$6,503.00
- Tentative Map (26 to 50 lots)
\$8,915.00
- Tentative Map (51 lots or more)
\$13,049.00
- Minor Amendment to Approved Map
(staff) \$1,114.00
- Major Amendment to Approved Map
(Public Hearing) \$2,436.00
- Reversion to Acreage
\$765.00
- Tentative Map Extensions
\$1,047.00
- Tentative Map - Lot Line Adjustments
\$1,200.00

Use Permits

- Minor Use Permit - Staff Review
\$480.00
- Major Use Permit - Planning Commission Review
\$3,035.00

Variances

- Minor Variance - Staff Review
\$518.00
- Major Variance - Planning Commission Review
\$2,029.00

<u>Application</u>	<u>Fee</u>
Minor Development Review	1,813.00
Environmental Review - Notice of Exemption	149.00
Major Use Permit - Planning Commission Review	3,035.00
Total:	\$4,997.00

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.

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

Digitally signed by Nicholas Tagas
Date: 2023.11.15 09:14:56 -08'00'

--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).

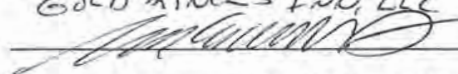
5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of 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 FNU, LLC


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

Applicant Signature: Nicholas Tagas

Digitally signed by Nicholas Tagas
Date: 2023.11.15 09:14:56 -08'00'

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

USE PERMIT



SUPPLEMENTAL APPLICATION INFORMATION

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

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

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: Commercial use for Hotel/Lodging

B. Describe surrounding land uses:

North: Commercial

South: Commercial

East: Commercial

West: General Residential

C. Describe existing public or private utilities on the property: PG&E power, sewer, water

D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): 7' x 20' (approx 140 sq ft)

E. Proposed building height (measured from average finished grade to highest point): 63'-6"

F. Proposed building site plan:

(1)	building coverage	_____	Sq. Ft.	_____	% of site
(2)	surfaced area	_____	Sq. Ft.	_____	% of site
(3)	landscaped area	_____	Sq. Ft.	_____	% of site
(4)	left in open space	_____	Sq. Ft.	_____	% of site
	Total	_____	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. N/A

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. _____

NONE

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. N/A

I. Total number of parking spaces required (per Zoning Code): NONE

J. Total number of parking spaces provided: NONE

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: Yes, Batteries for backup power

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

II. Project Characteristics:

A. Days of operation (e.g., Monday - Friday): 7 days a week

B. Total hours of operation per day: 24 hrs per day

Times of operation (e.g., 8 - 5, M - F): _____

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: 0 (Unmanned Wireless Telecommunication facility)

E. Anticipated number of employees on largest shift: 0

Item # 4.

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 Wireless Telecom Facility

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

Square feet/acres 0 Percentage of site 0

C. Describe the proposed outdoor use: None.

USE PERMITS SITE PLAN REQUIREMENTS

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

A. Submittal Checklist:

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

B. Site Plan:

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

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

ENVIRONMENTAL



SUPPLEMENTAL APPLICATION INFORMATION

REQUIRED UNLESS CDD STAFF DETERMINE THE PROJECT TO BE EXEMPT

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:**

Project Characteristics:

1. Site characteristics (size, slope, shape, development constraints: Rooftop co-location
of wireless antennas for AT&T. Rooftop work to include erecting a new 10' tall cupola as a clock tower to conceal all AT&T's antennas inside.

2. Precisely describe the existing use and condition of the site: Commercial building used for
lodging/hospitality

3. Describe surrounding land uses:
North: Commercial
South: Commercial
East: Commercial
West: General Residential

4. Describe the plant cover found on the site, including the number and types of all trees:
N/A

5. Water Supply: NID or City of Grass Valley? UNKNOWN

6. Is the site filled land or has slopes in excess of 10 percent? UNKNOWN

7. Has the site been surveyed for historical, paleontological or architectural
resources? Unknown If yes, provide a copy of the survey report.
8. Does the site contain any asbestos containing ultramafic rock? UNKNOWN

9. Does the site contain any unique natural, ecological or scenic resources? No
10. Do any drainage swales or channels border or cross the site? N/A
11. List any water courses, creeks on or adjacent to the site: N/A
12. Are there any wetlands on the site? No
13. Is the site within or in close proximity to a 100-year flood plain? No
14. Is the project located adjacent to a State highway or Airport? Yes
15. Has a traffic study been prepared? No If yes, provide a copy of the study.
16. Identify any planned outdoor uses: NONE
17. Describe how drainage and on-site retention will be accommodated: N/A
18. Identify any off-site construction required to support this project: All personnel, vehicles and materials shall be located on-site in a parking lot during construction.
19. Preliminary grading plan estimate: 0 cubic yards of cut and 0 cubic yards of fill.
20. Give the estimate dates for the following (for the purposes of conducting an air quality analysis for the project):
- Rough Grading: NONE
 - Final Grading: NONE
 - Start of Construction: June 2024
 - Complete Construction: November 2024
 - Describe any project phasing: N/A
21. Has a Phase I or Phase II Environmental been prepared for the project? No if so, provide a copy of the study(s).
22. Has any Geotechnical study been prepared for the site? No if so, provide a copy of the study.

23. List all other permits or public agency approvals required of this project: Use Permit _____

24. During construction or project operations, will the project:

a. Emit dust, ash, smoke, fumes or odors? No _____ If so, what is emitted and in what quantities? _____

b. Alter existing drainage patterns? No _____

c. Create a substantial demand for energy or water beyond the typical use associated with the project? No _____

d. Increase noise levels on site or for adjoining areas that may exceed noise levels of the City's General Plan? No _____

e. Generate large amounts of solid waste or litter beyond quantities associated with the type of project? No _____

f. Use, produce, store or dispose potentially hazardous materials such as toxic or radioactive substances, flammable or explosives? Yes, Batteries for backup power _____

g. Would the project require unusually high demands for such services as Police, fire, schools, water, public recreation? No _____

h. Will the project displace any residential occupants? No _____

25. Number of existing trees on the site: N/A _____

a. Number, size and type of trees to be removed: 0 _____

b. Describe other vegetation on the site: N/A _____

26. Describe the type and amount of outdoor lighting involved: NONE _____

27. Will the project use or dispose of any potentially hazardous materials such as toxic substances, flammables, or explosives? NO _____ If yes, please explain: _____

28. Will the project utilize Federal funds or require Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? NO _____

If yes, please provide a copy of all related grants and/or financing documents, related information and environmental requirements.

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**

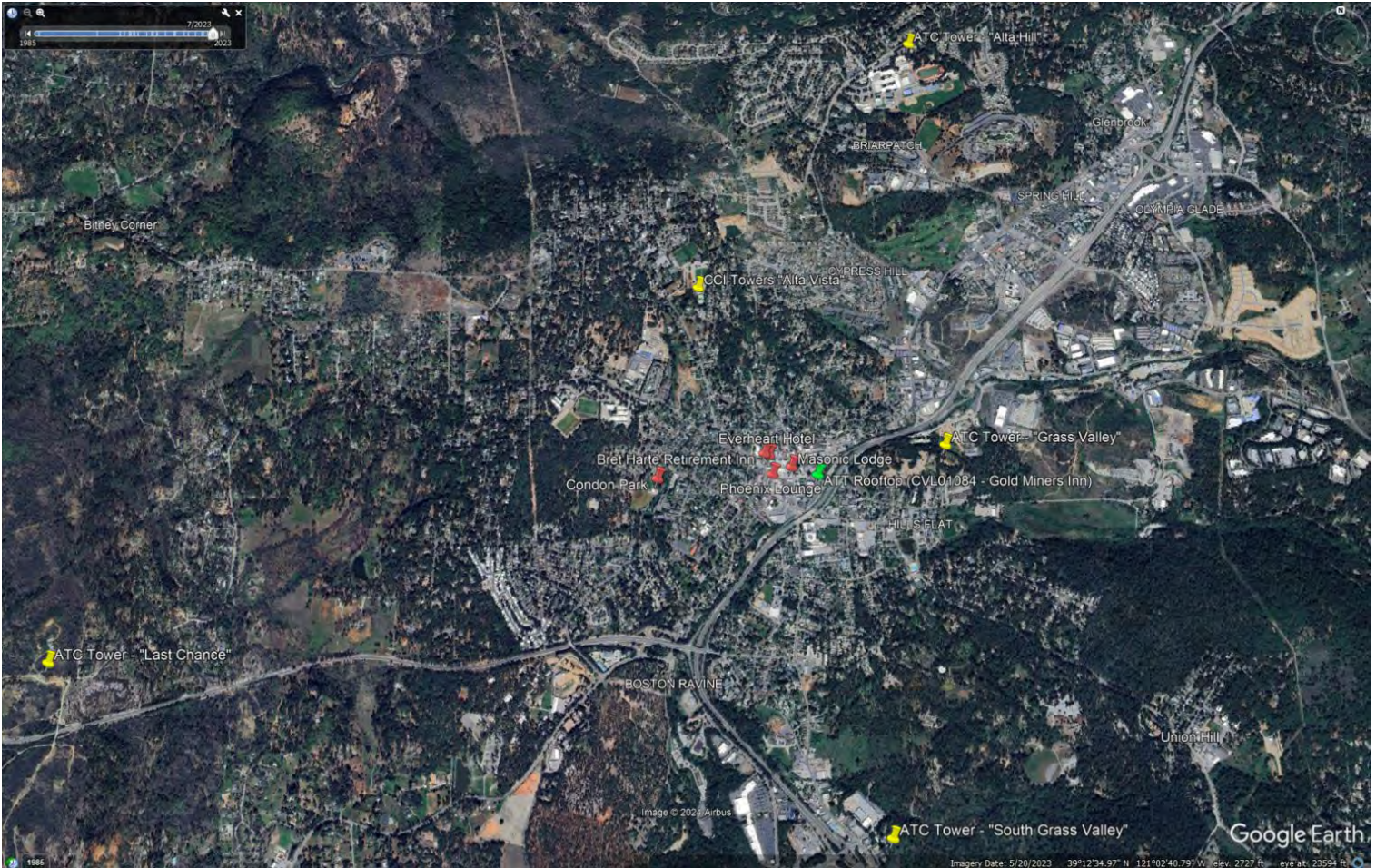
Project Background and objectives:

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.

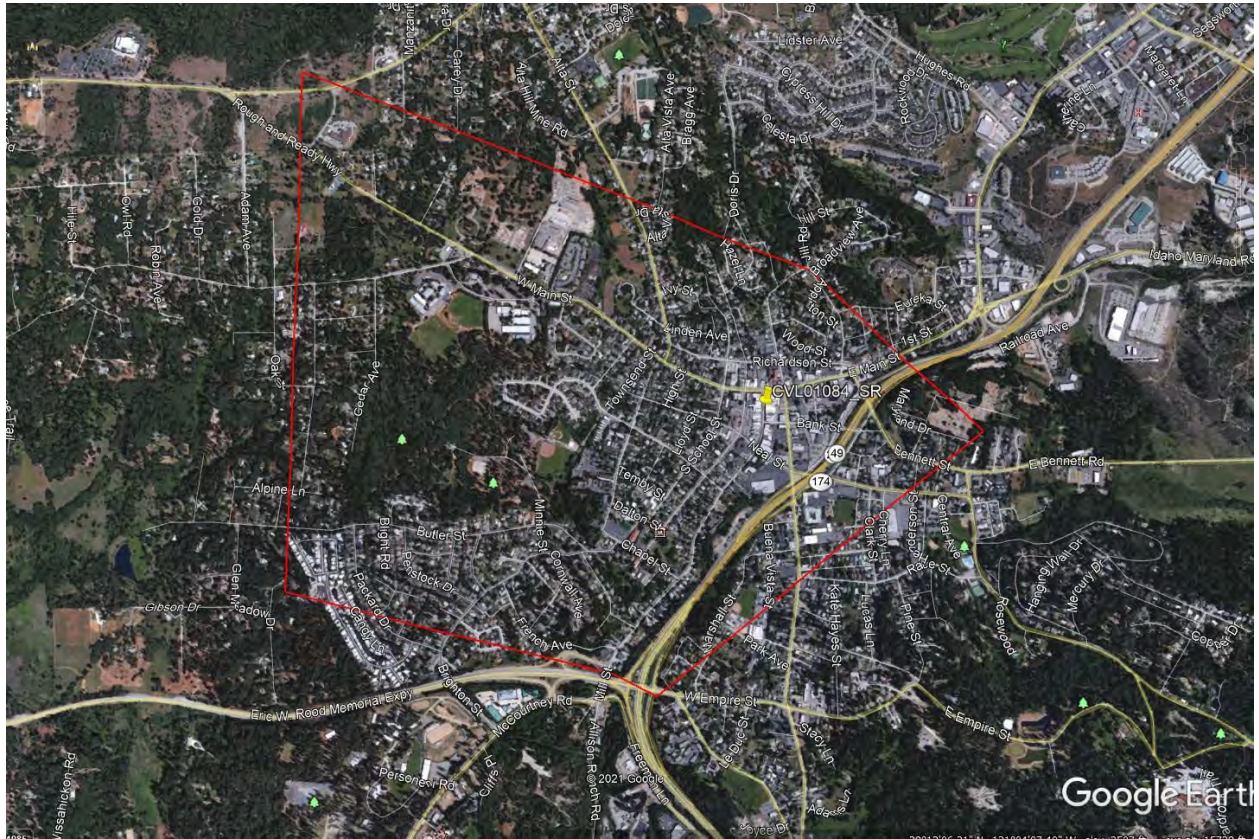
AT&T has chosen the least intrusive viable site location that will fill this significant gap in coverage and to this part of Calaveras County, CA. AT&T analyzed five (5) existing collocatable facilities and six (6) additional properties for a new wireless facility. This report provides further context 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.

INTENTIONALLY LEFT BLANK

Search Ring's Description and Objectives:

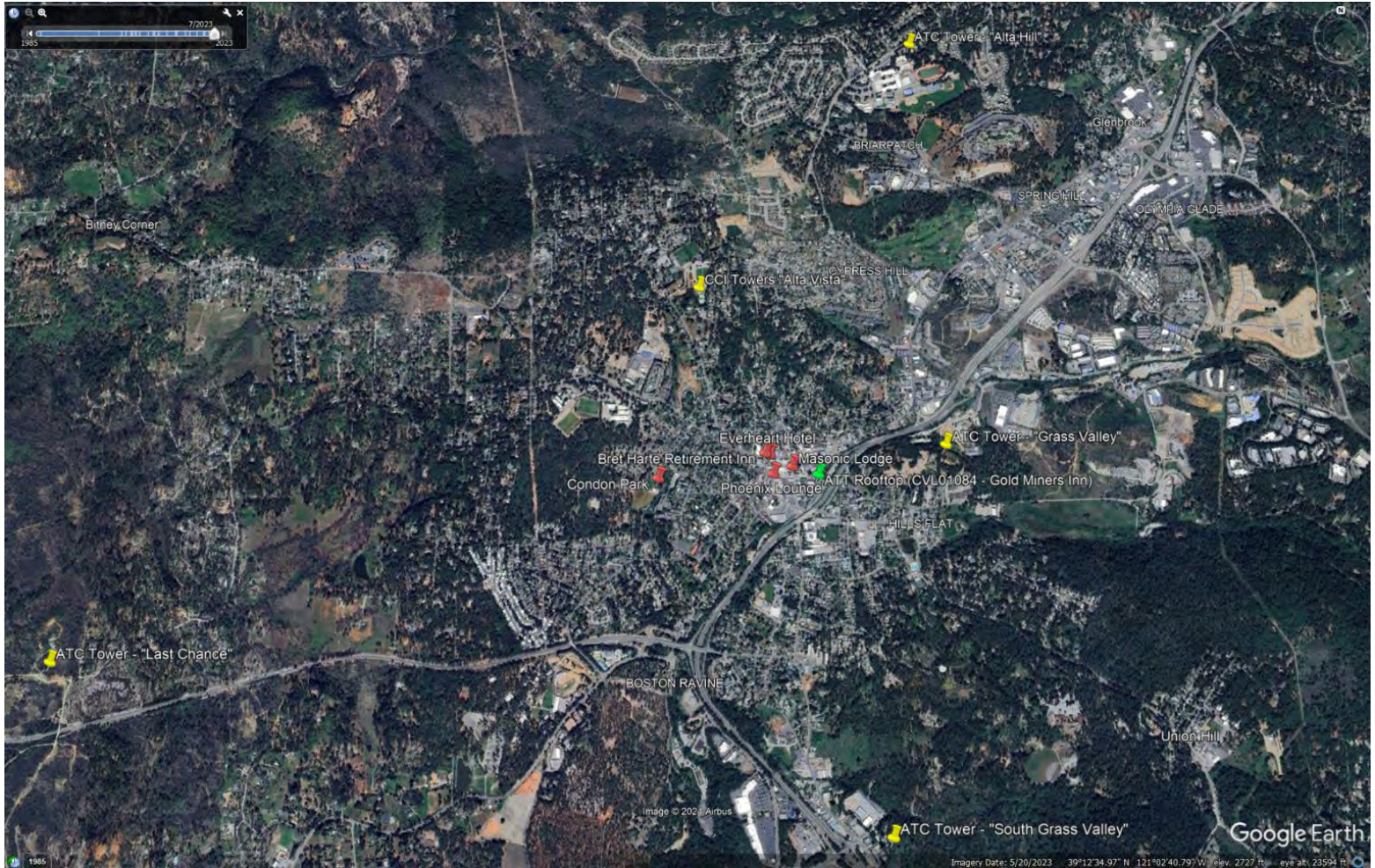


AT&T's coverage objectives are to provide reliable LTE wireless services to the Downtown of Grass Valley, CA. Due to the topography, existing structures of the downtown and due to the already existing facilities outside of the downtown, a new facility centrally located in the downtown is needed in order 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.



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.

Potential Co-locations:

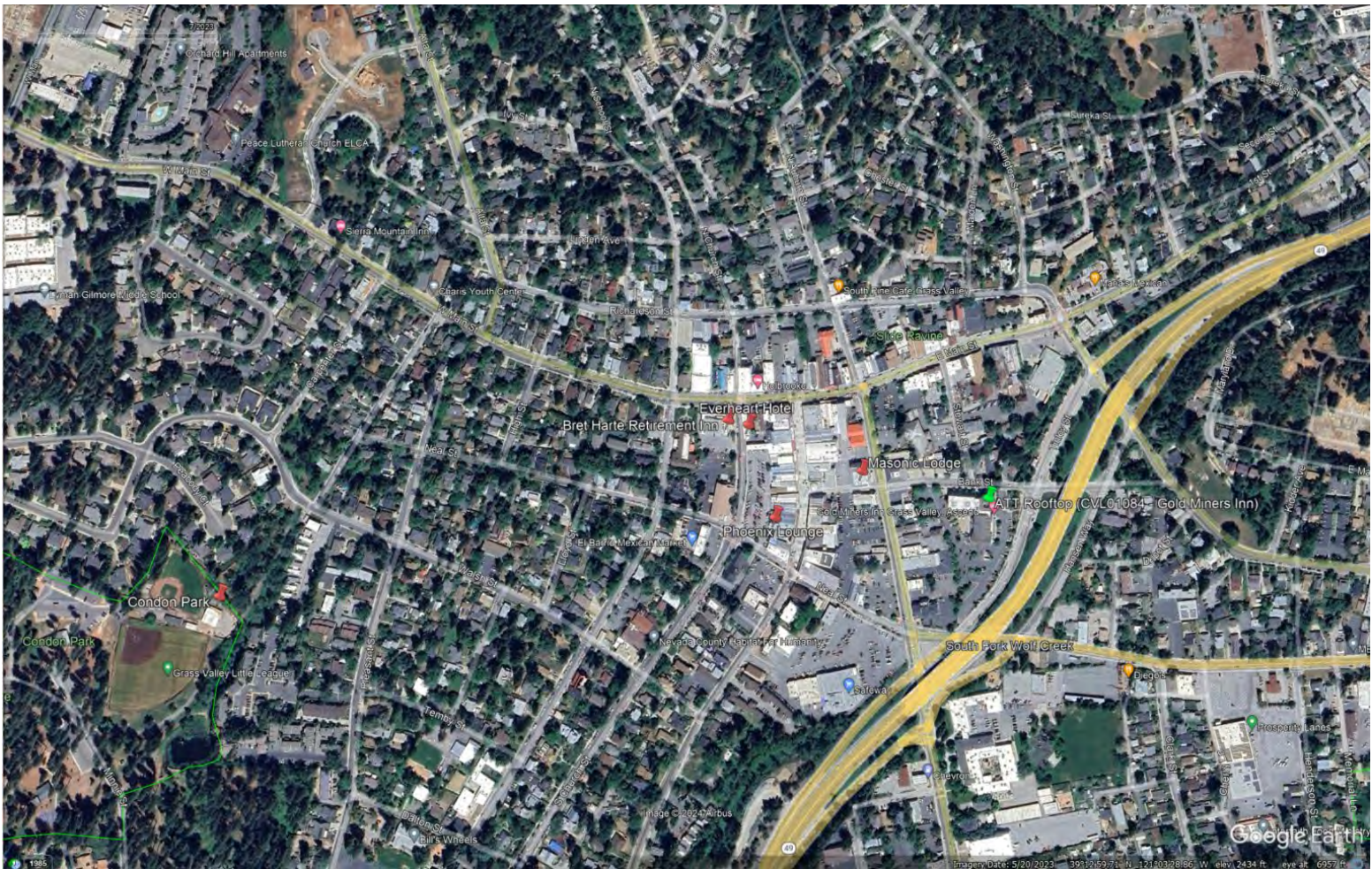


AT&T investigated five (5) existing facilities in and around Downtwon Grass Valley, CA before looking at properties where no wireless facilities exist. All five (5) of these existing faciltiies were disqualified for the following reasons.

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 crow flies and is too far away to service the downtown.

Alternative Site Analysis:



AT&T then investigated six (6) parcels where no facilities exist to detract their feasibility and viability for a new unamplified wireless facility. Below is a detailed explanation why five (5) of them failed and why AT&T chose the sixth (6) candidate called “Gold Miners Inn”.

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:

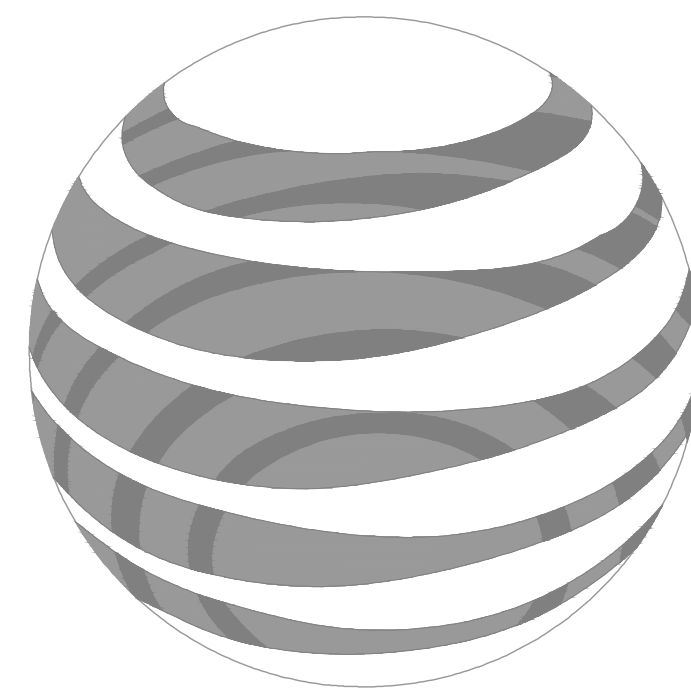
AT&T and Landlord agreed to terms and executed a lease agreement, however once AT&T went through the use permit process, Planning and the Historic Commission confirmed that they would not be able to support the project due to the historic designation of the Masonic Building. The planning Department asked 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.



at&t

AT&T SITE NUMBER: CVL01084 AT&T SITE NAME: MINER'S INN

INITIATIVE / PROJECT: NSB
USID#: 327798
FA LOCATION CODE: 15541206
RFDS ID #: 5739496
RFDS VERSION: 1.00
RFDS DATE: 06/21/2023
PACE JOB#: MRSFR079418
PTN#: 3701A0YP0D

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

SITE TYPE: OUTDOOR EQUIPMENT / ROOFTOP

Item # 4

Issued For:
CVL01084
MINER'S INN
109 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR

5001 Executive Parkway
San Ramon, California 94583

Vendor:

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

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

Licensee:
**PRELIMINARY:
NOT FOR
CONSTRUCTION**
KEVIN R. SORENSON
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:

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING. Copyright 2023 Streamline Engineering and Design, Inc. All Rights Reserved.

SHEET TITLE:
TITLE SHEET

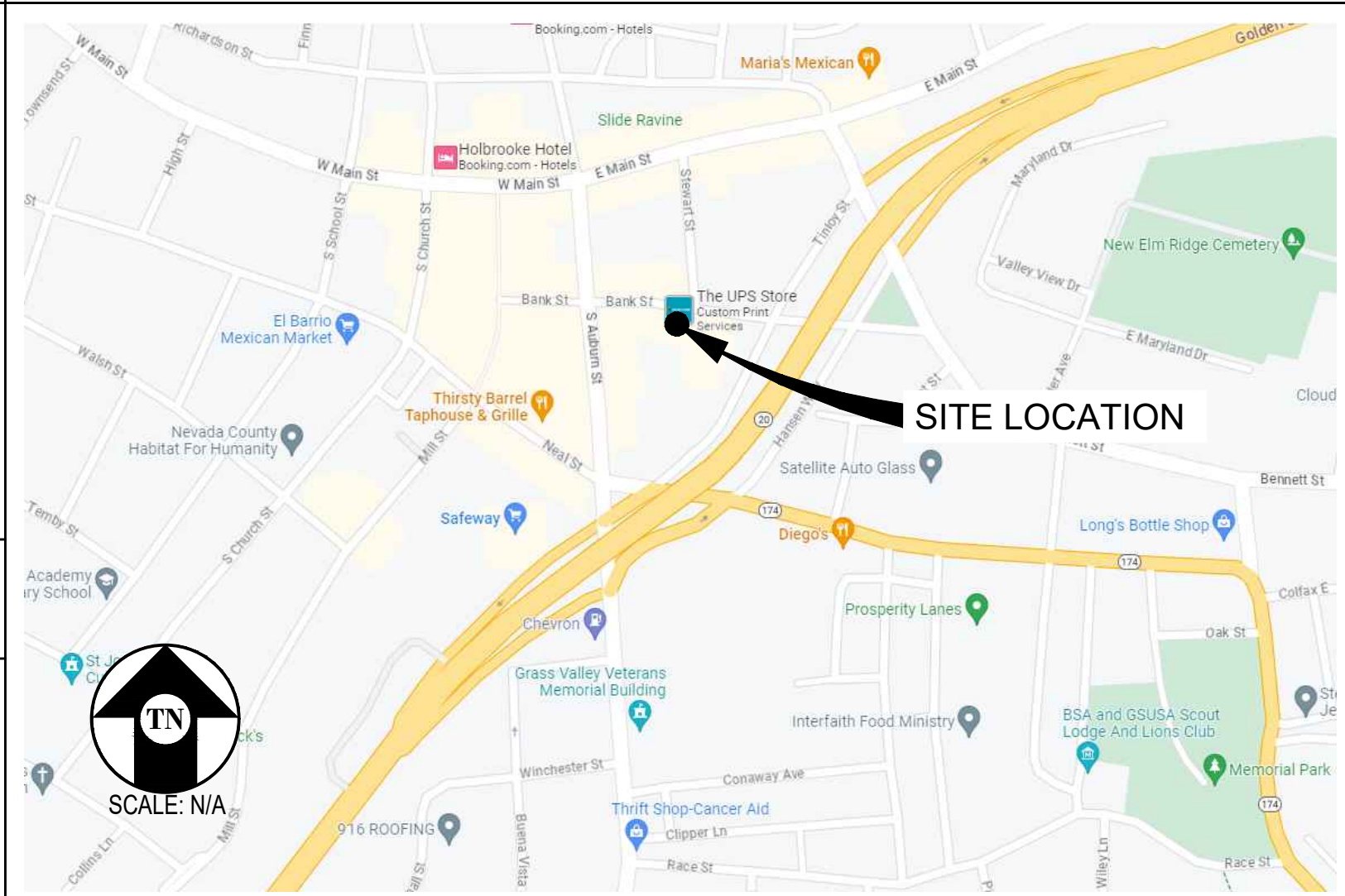
SHEET NUMBER:
T-1.1

PROJECT DESCRIPTION

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

- (N) 7'-0"x20'-0" (140 SQ FT) EQUIPMENT LEASE AREA
- (N) FRP CUPOLA
- (6) (N) VERIZON WIRELESS ANTENNAS ON (N) MOUNTS
- (12) (N) RRH UNITS @ ANTENNAS
- (3) (N) SURGE SUPPRESSORS @ ANTENNAS
- (3) (N) OUTDOOR EQUIPMENT CABINETS
- (N) RAYCAP DC50 SURGE SUPPRESSION BOX @ EQUIPMENT
- (N) POWER & FIBER TO SITE

VICINITY MAP



DRIVING DIRECTIONS

FROM: 5001 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

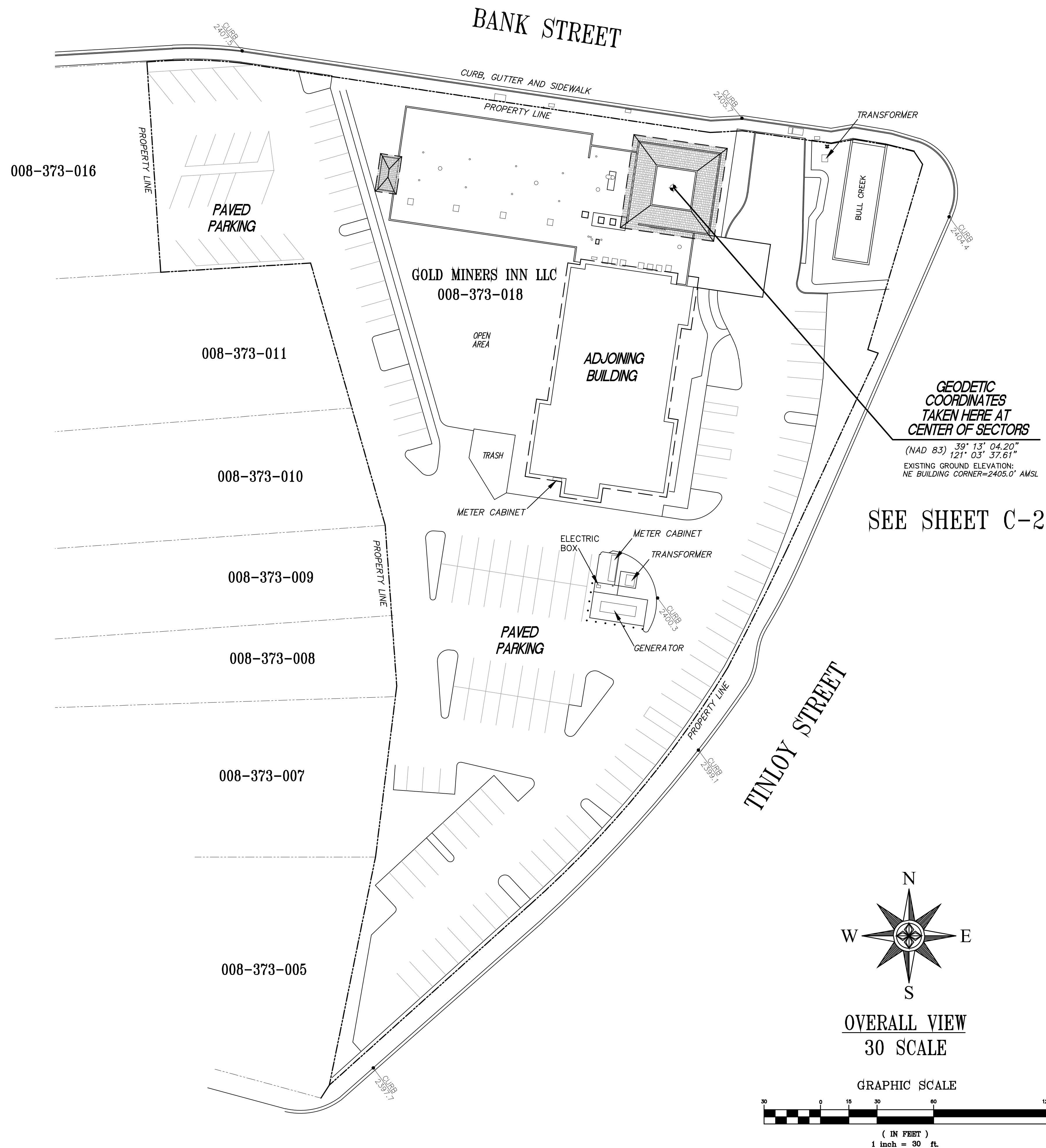
THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

PROJECT INFORMATION

SITE NAME:	MINER'S INN	SITE ACQUISITION COMPANY:	QUALTEK WIRELESS 1200 DEL PASO ROAD, STE 150 SACRAMENTO, CA 95608
SITE #:	CVL01084	LEASING CONTACT:	ATTN: NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
COUNTY:	NEVADA	ZONING CONTACT:	ATTN: NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
JURISDICTION:	CITY OF GRASS VALLEY	CONSTRUCTION CONTACT:	ATTN: JOSH ROBERSON (949) 505-4225 JROBERSON@QUALTEKWIRELESS.COM
APN:	008-373-018		
SITE ADDRESS:	109 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' 04.20" NAD 83 N 39.217833° NAD 83		
LONGITUDE:	W 121° 03' 37.61" NAD 83 W 121.060447° 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 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583		

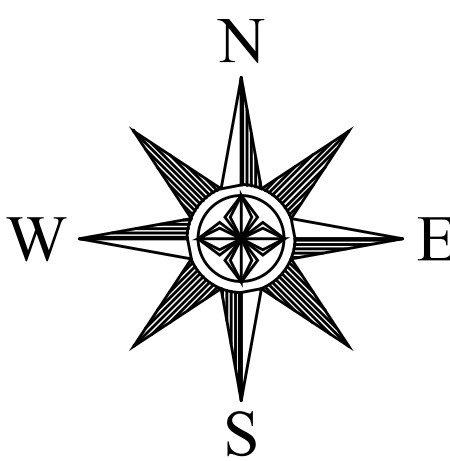
SHEET INDEX

SHEET	DESCRIPTION	REV	SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-			
C-1	TOPOGRAPHIC SURVEY	-			
C-2	TOPOGRAPHIC SURVEY	-			
A-1.1	OVERALL SITE PLAN	-			
A-1.2	ENLARGED SITE PLAN	-			
A-1.3	EQUIPMENT PLAN	-			
A-2.1	ANTENNA PLAN	-			
A-3.1	ELEVATIONS	-			
A-3.2	ELEVATIONS	-			
A-4.1	ANTENNA DETAILS	-			
A-4.2	EQUIPMENT DETAILS	-			
E-1.1	ELECTRICAL PLAN	-			

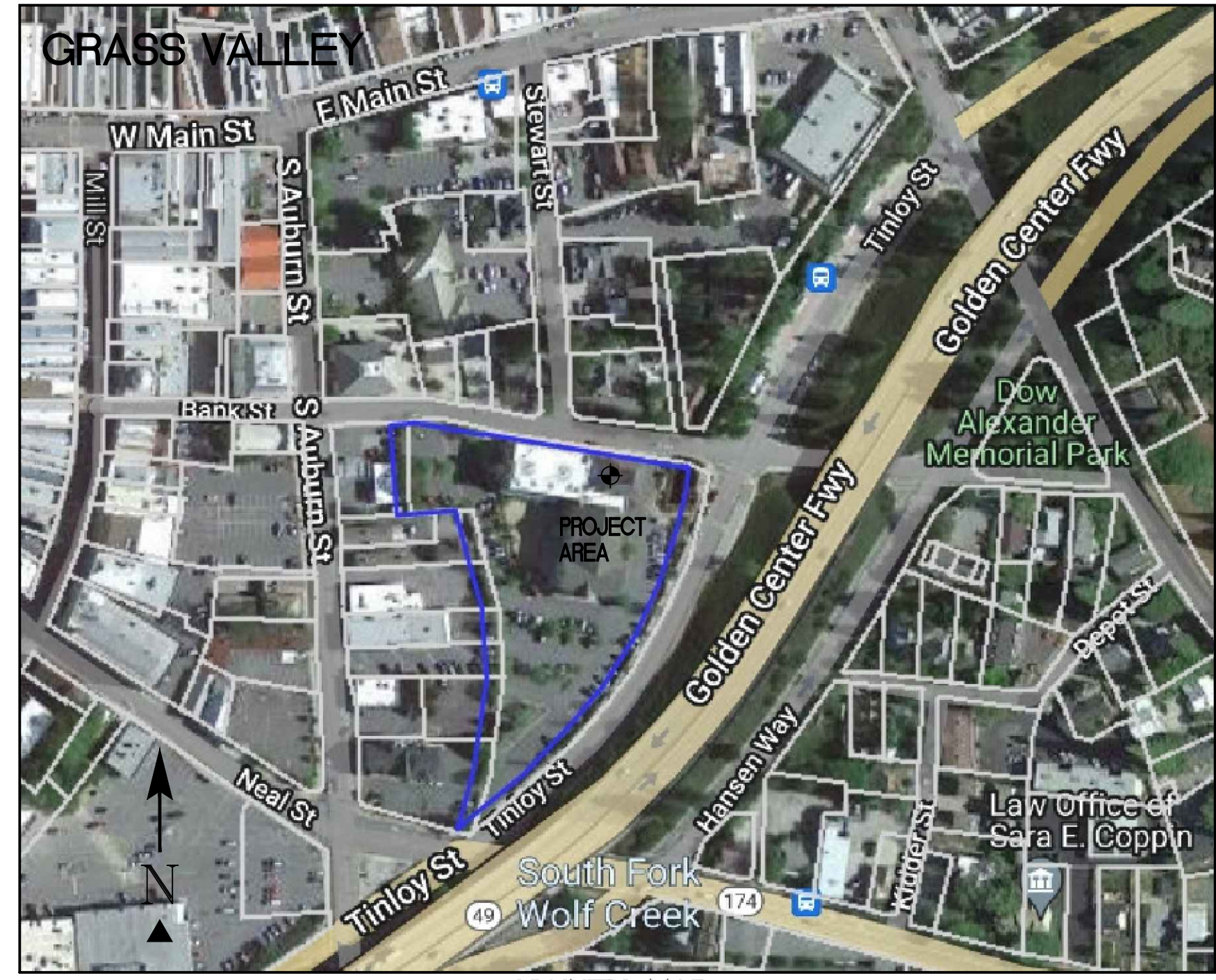
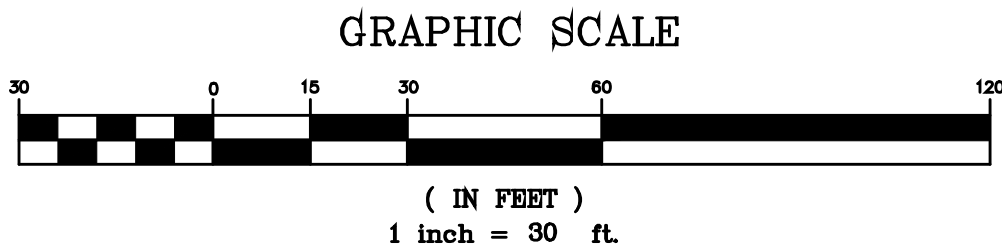


GEODETIC COORDINATES TAKEN HERE AT CENTER OF SECTORS
 (NAD 83) 39° 13' 04.20"
 121° 03' 37.61"
 EXISTING GROUND ELEVATION: NE BUILDING CORNER=2405.0' AMSL

SEE SHEET C-2



OVERALL VIEW
30 SCALE



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 SHOWN 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.: , DATED: , 2023.
 LOT 5 PTN 18,19,20 BLK 28 GV, AND AS SHOWN ON SAID TITLE REPORT.

SURVEY DATE

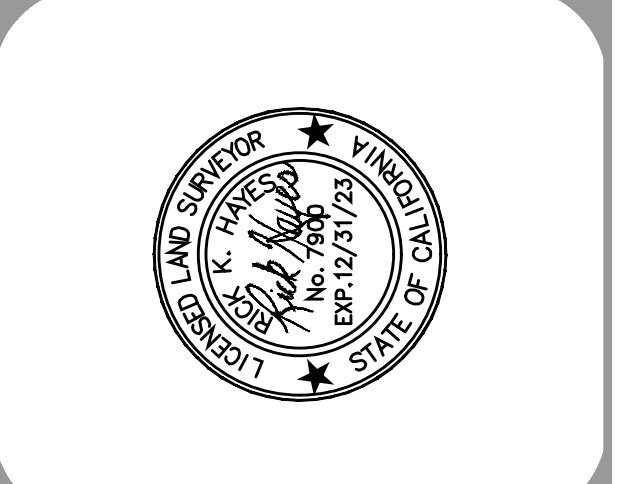
6/14/2023

LEGEND

- | | | | |
|------|----------------------|---|------------------------|
| SDMH | STORM DRAIN MANHOLE | ⊗ | WATER CONTROL VALVE |
| WW | WINDOW WASHER MOUNT | ⊗ | 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 |
| SMH | SEWER MANHOLE | ⊗ | TELEPHONE MANHOLE |
| SSCO | SEWER CLEAN OUT | ⊗ | GAS VALVE |
| ⊗ | GEODETIC COORDINATES | ⊗ | GAS METER |
| ⊗ | SPOT ELEVATION | ⊗ | |
| ⊗ | DISH ANTENNA | ⊗ | |

ISSUE STATUS	DATE	DESCRIPTION	REV.
Δ	6/16/2023	SITE PLAN	

HAYES
 Land Surveying
 And Mapping
 2330 MADRIGAN COURT
 CONCORD, CA 94518



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

TOPOGRAPHIC SURVEY EXISTING CONDITIONS

CYL01084
 MINERS INN
 109 BANK STREET
 GRASS VALLEY, CA 95945

C-1
SHEET 1 of 2

Issued For:

CVL01084
MINER'S INN

109 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL01084

PROJECT NO: -

DRAWN BY: -

CHECKED BY: S. SAVIG

APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-


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:



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-860-1930
E-Mail: kevin@streamlineeng.com Fax: 916-860-1941

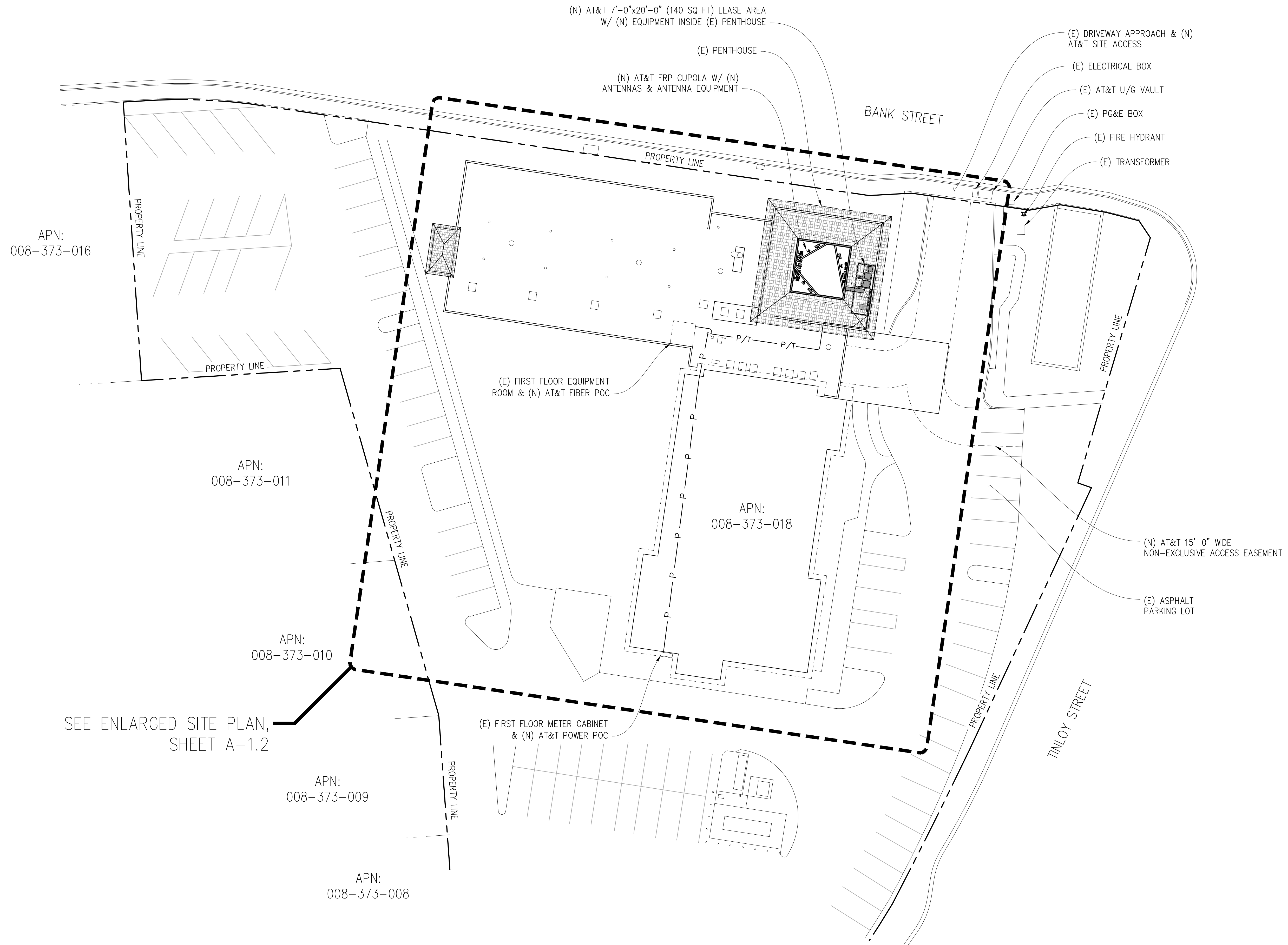
THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION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

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

A-1.1



APN:
008-373-016

APN:
008-373-011

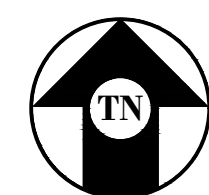
APN:
008-373-018

APN:
008-373-010

APN:
008-373-009

APN:
008-373-008

SEE ENLARGED SITE PLAN,
SHEET A-1.2



OVERALL SITE PLAN

1"=20'-0"



Issued For:

CVL01084
MINER'S INN

109 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL01084

PROJECT NO: -

DRAWN BY: -

CHECKED BY: S. SAVIG

APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

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:



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-860-1930
E-Mail: kevin@streamlineeng.com Fax: 916-860-1941

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING. COPYRIGHT 2008 BY STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

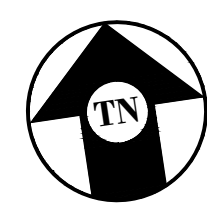
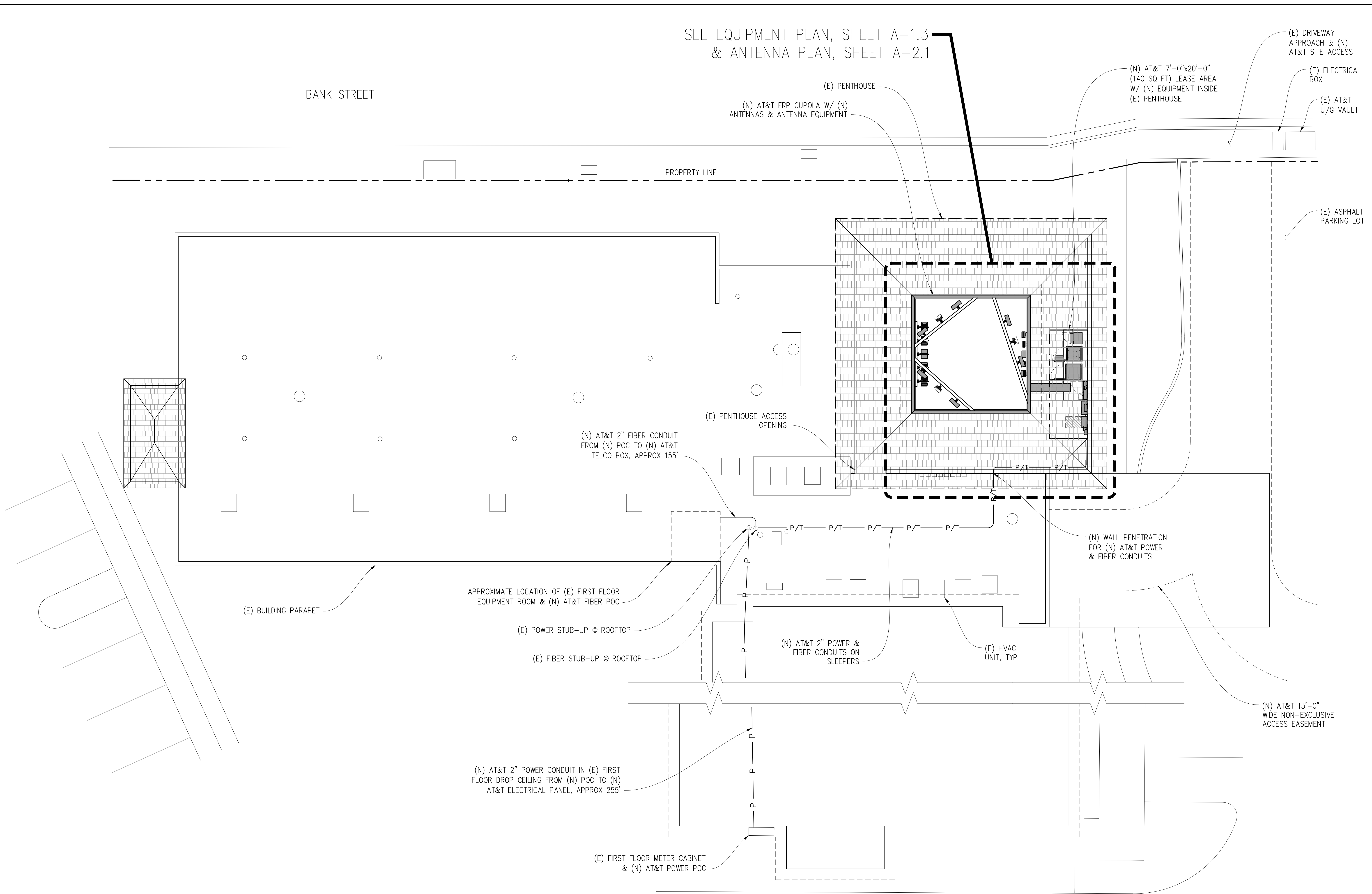
SHEET TITLE:

ENLARGED SITE
PLAN

SHEET NUMBER:

A-1.2

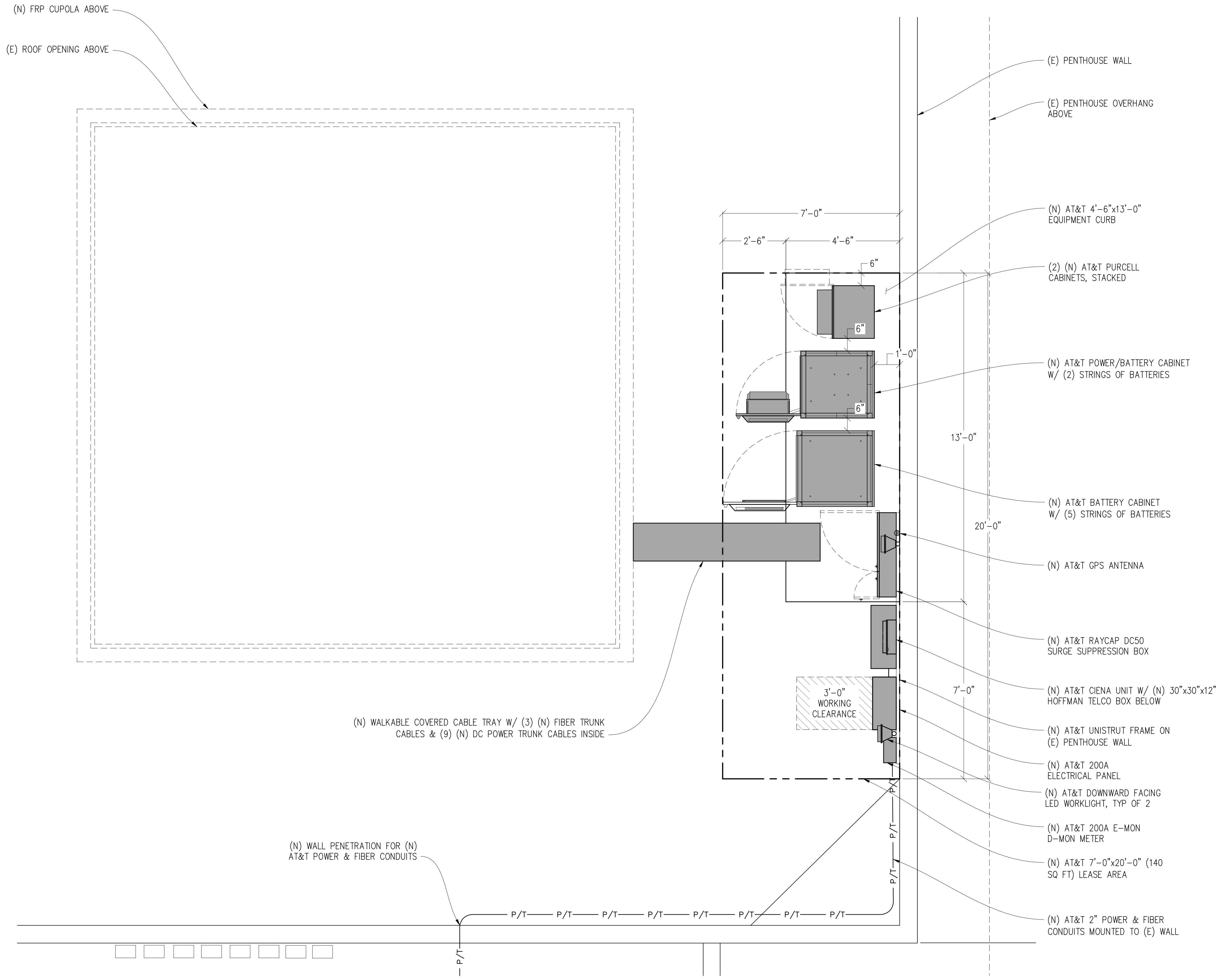
SEE EQUIPMENT PLAN, SHEET A-1.3
& ANTENNA PLAN, SHEET A-2.1



ENLARGED SITE PLAN

1/8"=1'-0"





Issued For:
CVL01084
MINER'S INN
 109 BANK STREET
 GRASS VALLEY, CA 95945

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

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

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

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:

 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorenson Phone: 916-860-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-860-1941
THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING. COPYRIGHT 2008 BY STREAMLINE ENGINEERING AND DESIGN, ALL RIGHTS RESERVED.

SHEET TITLE:
**EQUIPMENT
 PLAN**

SHEET NUMBER:
A-1.3

EQUIPMENT PLAN
 1/2" = 1'-0"

Issued For:

CVL01084
MINER'S INN

109 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL01084

PROJECT NO: -

DRAWN BY: -

CHECKED BY: S. SAVIG

APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

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:

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING. COPYRIGHT 2008 BY STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

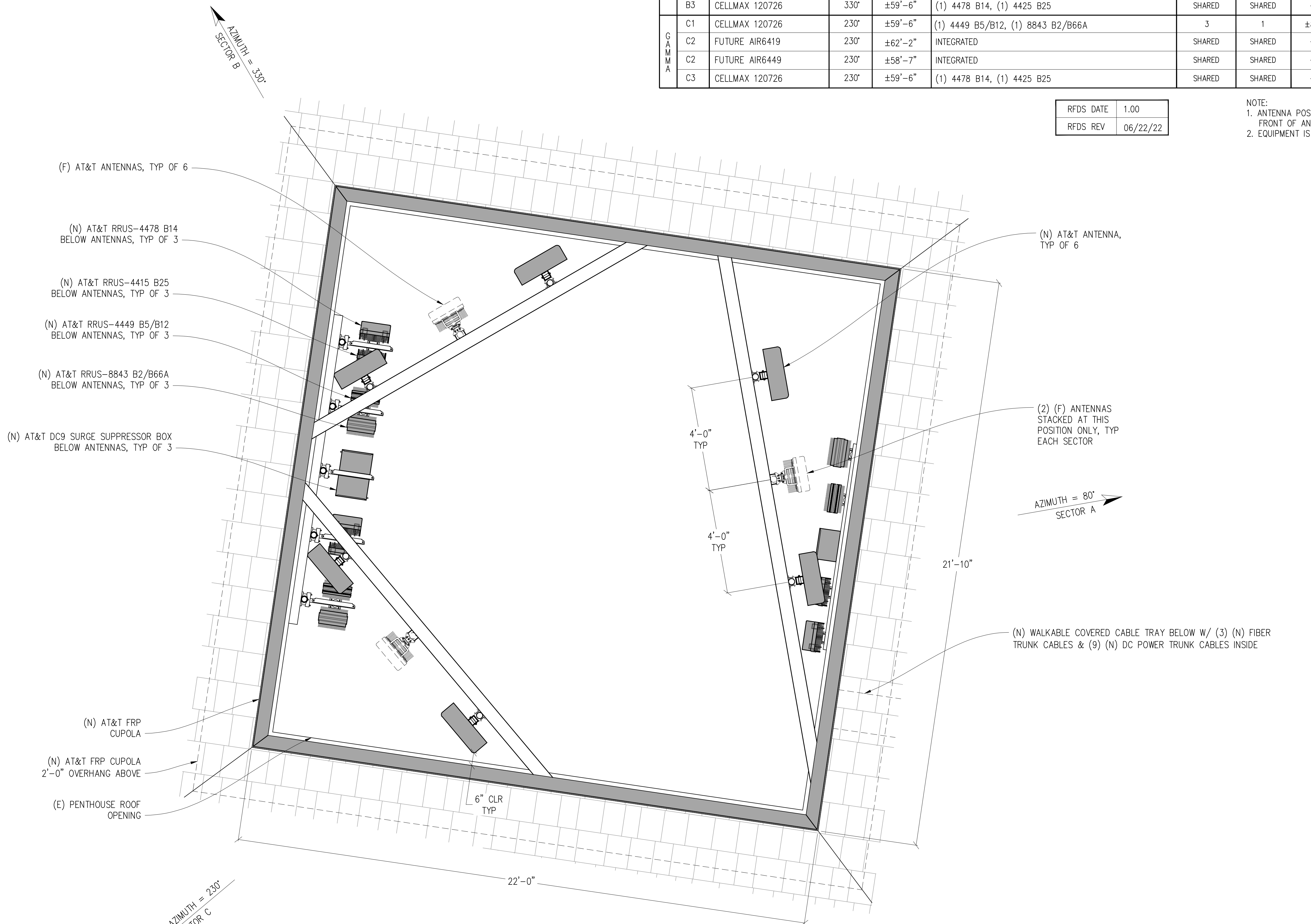
A-2.1

(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
ALPHA	A1	80°	±59'-6"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±80'	(1) DC9	0	0
	A2	80°	±62'-2"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	A2	80°	±58'-7"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
BETA	A3	80°	±59'-6"	(1) 4478 B14, (1) 4425 B25	SHARED	SHARED	-	SHARED	0	0
	B1	330°	±59'-6"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±80'	(1) DC9	0	0
	B2	330°	±62'-2"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
GAMMA	B2	330°	±58'-7"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	B3	330°	±59'-6"	(1) 4478 B14, (1) 4425 B25	SHARED	SHARED	-	SHARED	0	0
	C1	230°	±59'-6"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±80'	(1) DC9	0	0
GAMMA	C2	230°	±62'-2"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	C2	230°	±58'-7"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	C3	230°	±59'-6"	(1) 4478 B14, (1) 4425 B25	SHARED	SHARED	-	SHARED	0	0

RFDS DATE	1.00
RFDS REV	06/22/22

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



- (F) AT&T ANTENNAS, TYP OF 6
- (N) AT&T RRUS-4478 B14 BELOW ANTENNAS, TYP OF 3
- (N) AT&T RRUS-4415 B25 BELOW ANTENNAS, TYP OF 3
- (N) AT&T RRUS-4449 B5/B12 BELOW ANTENNAS, TYP OF 3
- (N) AT&T RRUS-8843 B2/B66A BELOW ANTENNAS, TYP OF 3
- (N) AT&T DC9 SURGE SUPPRESSOR BOX BELOW ANTENNAS, TYP OF 3

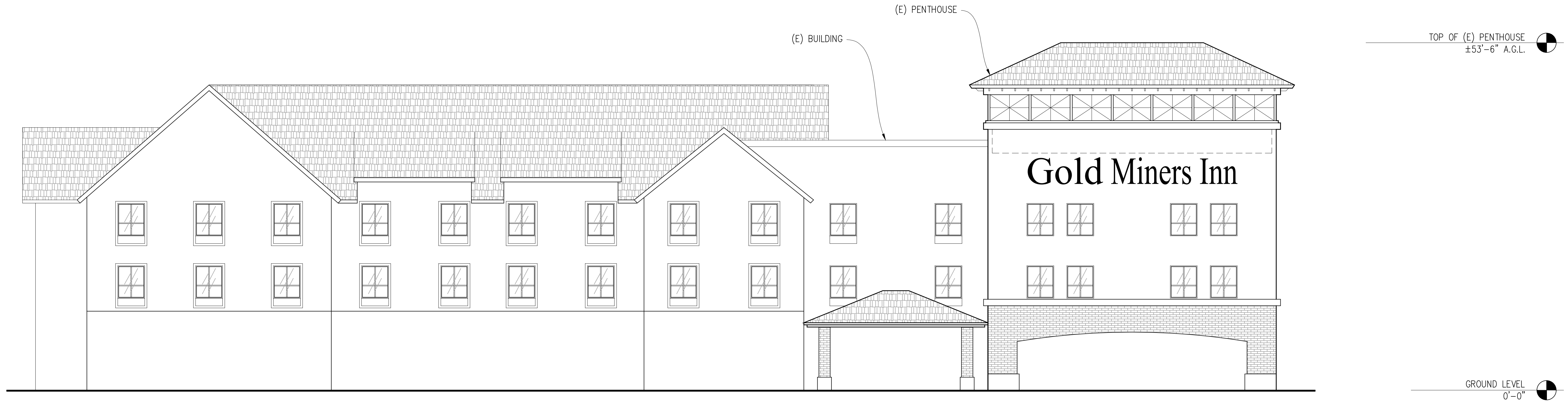
(N) AT&T ANTENNA, TYP OF 6

(2) (F) ANTENNAS STACKED AT THIS POSITION ONLY, TYP EACH SECTOR

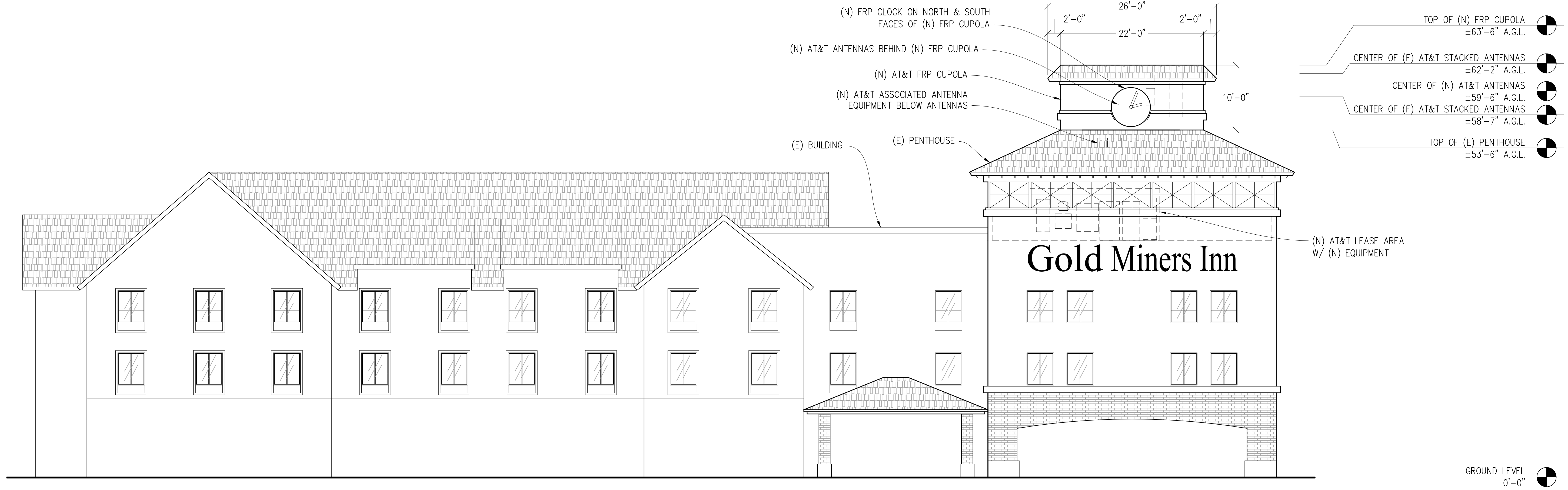
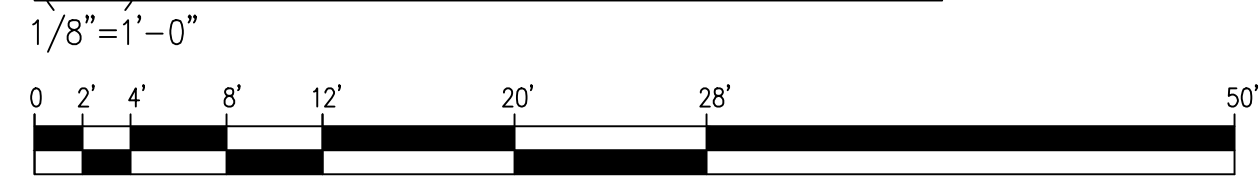
(N) WALKABLE COVERED CABLE TRAY BELOW W/ (3) (N) FIBER TRUNK CABLES & (9) (N) DC POWER TRUNK CABLES INSIDE

- (N) AT&T FRP CUPOLA
- (N) AT&T FRP CUPOLA 2'-0" OVERHANG ABOVE
- (E) PENTHOUSE ROOF OPENING

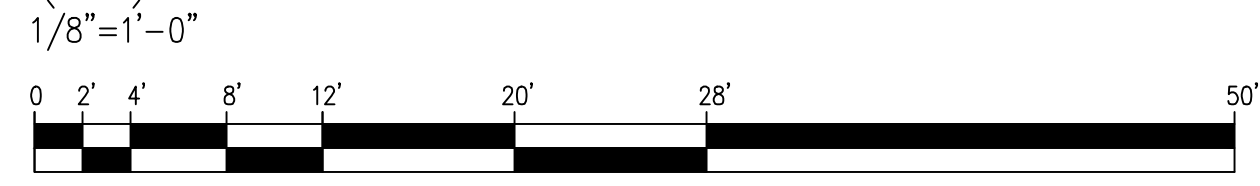
ANTENNA PLAN
1/2"=1'-0"



(E) EAST ELEVATION



(N) EAST ELEVATION



Issued For:
CVL01084
MINER'S INN
 109 BANK STREET
 GRASS VALLEY, CA 95945

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

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

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

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:

 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE SOLE PROPERTY OF STREAMLINE ENGINEERING AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING. NO PART OF THESE PLANS AND SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING. COPYRIGHT 2008 BY STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1

Issued For:

CVL01084
MINER'S INN

109 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL01084

PROJECT NO: -

DRAWN BY: -

CHECKED BY: S. SAVIG

APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

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:



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING. NO PART OF THESE PLANS AND SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING. COPYRIGHT 2008 BY STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:

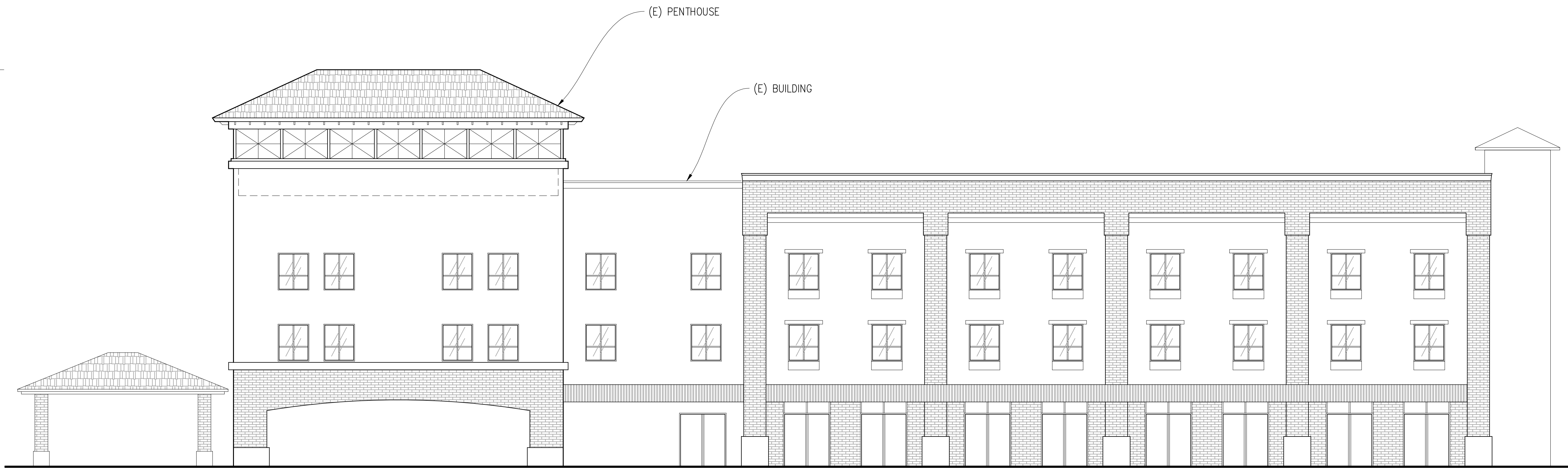
ELEVATIONS

SHEET NUMBER:

A-3.2

TOP OF (E) PENTHOUSE
±53'-6" A.G.L.

GROUND LEVEL
0'-0"



(E) NORTH ELEVATION

1/8"=1'-0"



TOP OF (N) FRP CUPOLA
±63'-6" A.G.L.

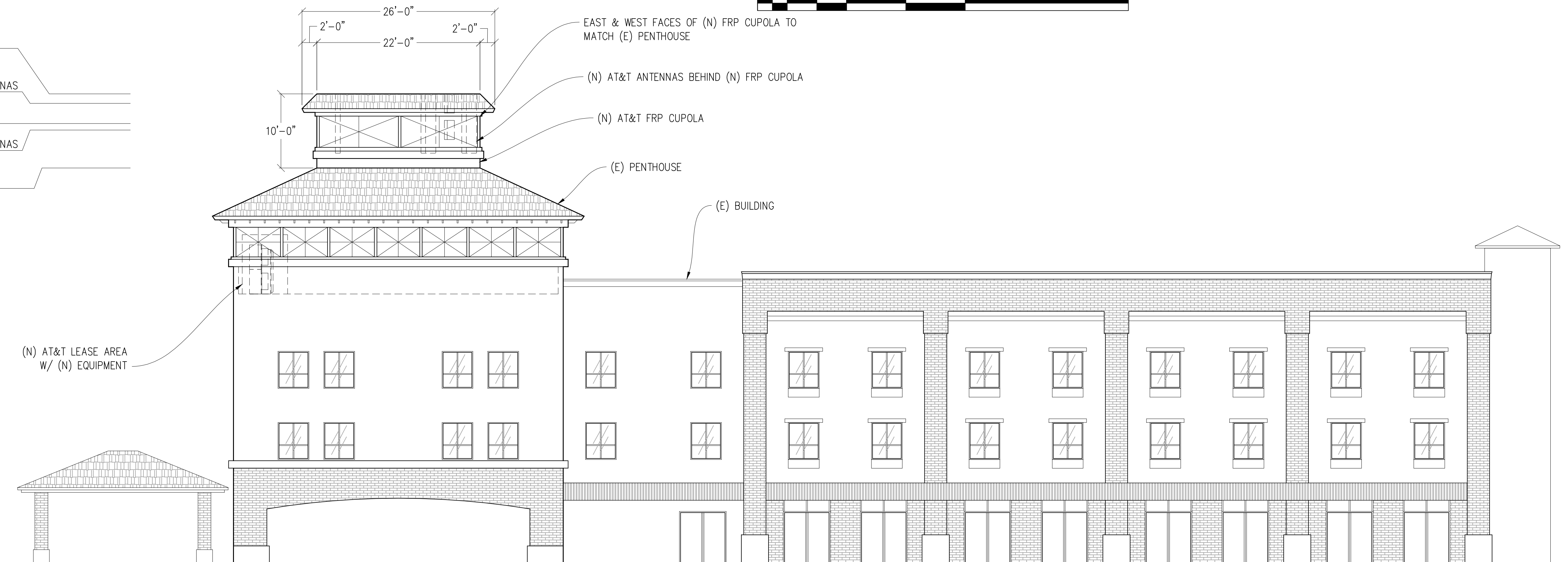
CENTER OF (F) AT&T STACKED ANTENNAS
±62'-2" A.G.L.

CENTER OF (N) AT&T ANTENNAS
±59'-6" A.G.L.

CENTER OF (E) AT&T STACKED ANTENNAS
±58'-7" A.G.L.

TOP OF (E) PENTHOUSE
±53'-6" A.G.L.

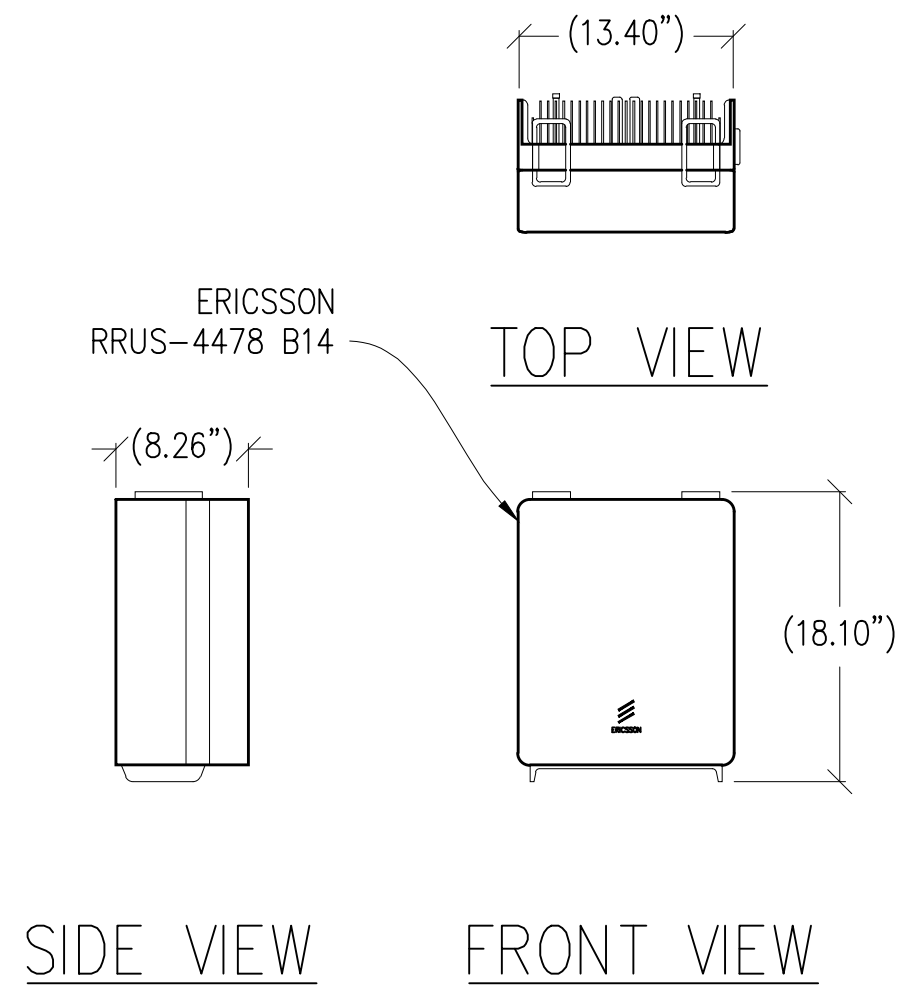
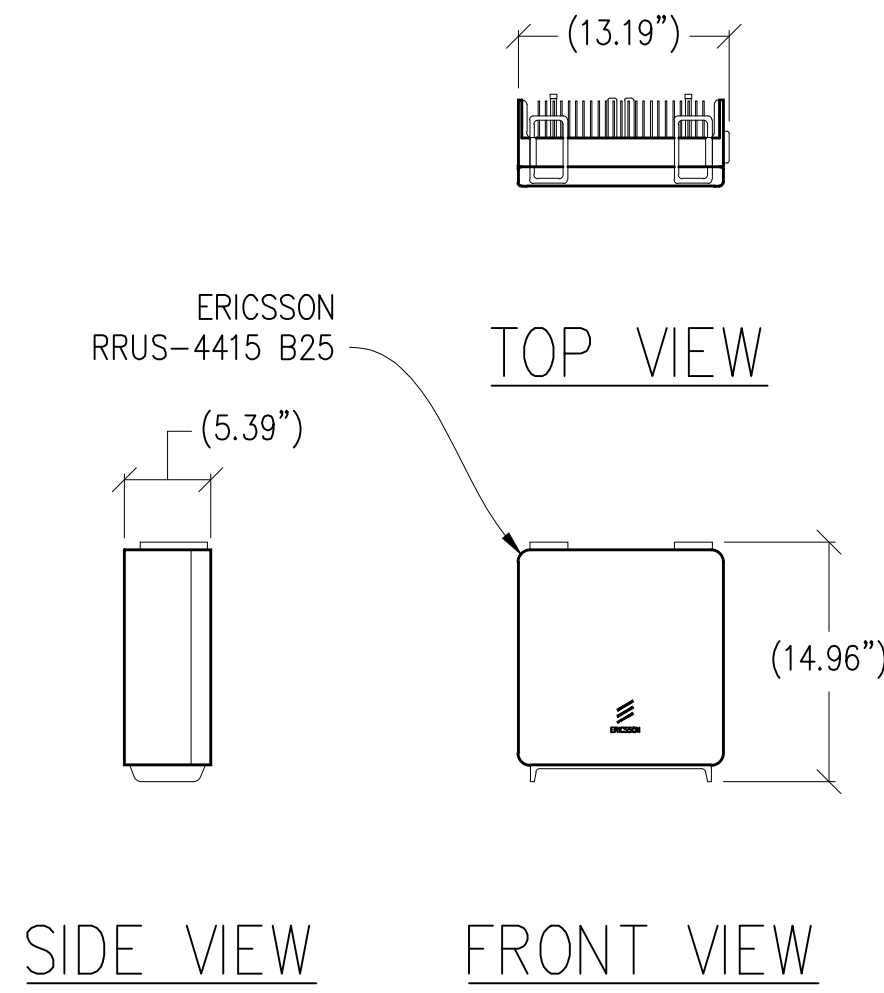
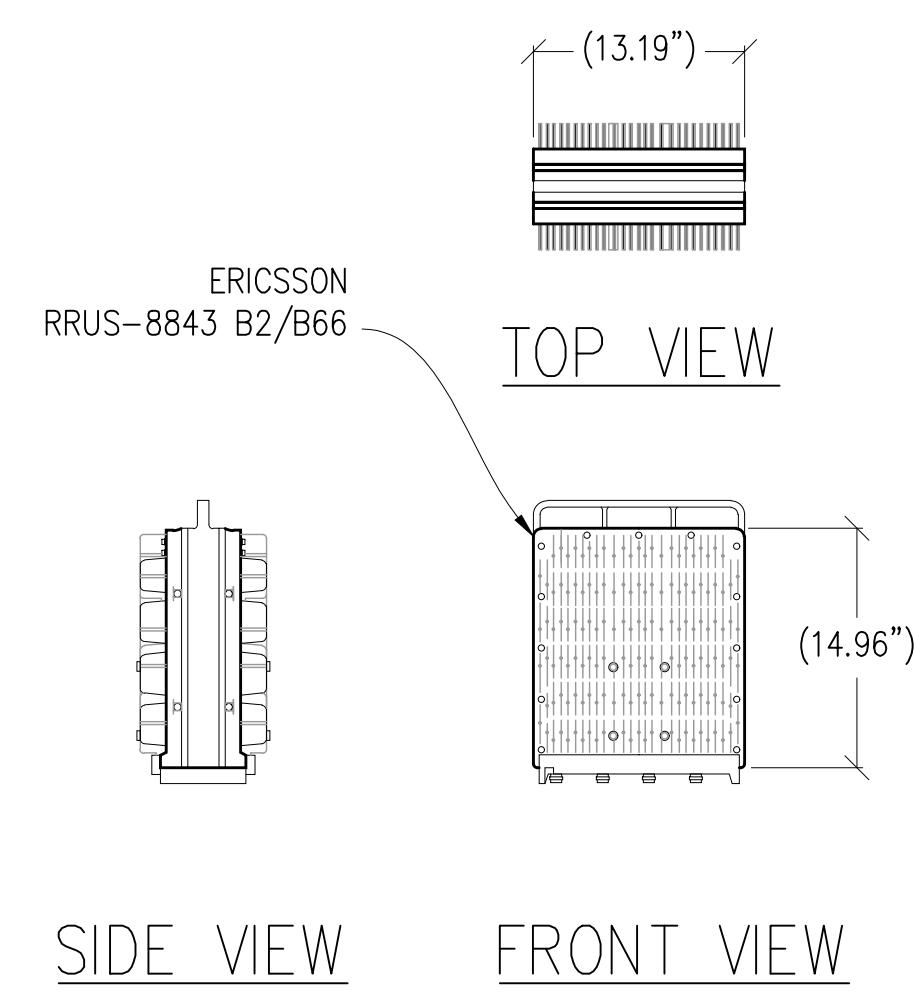
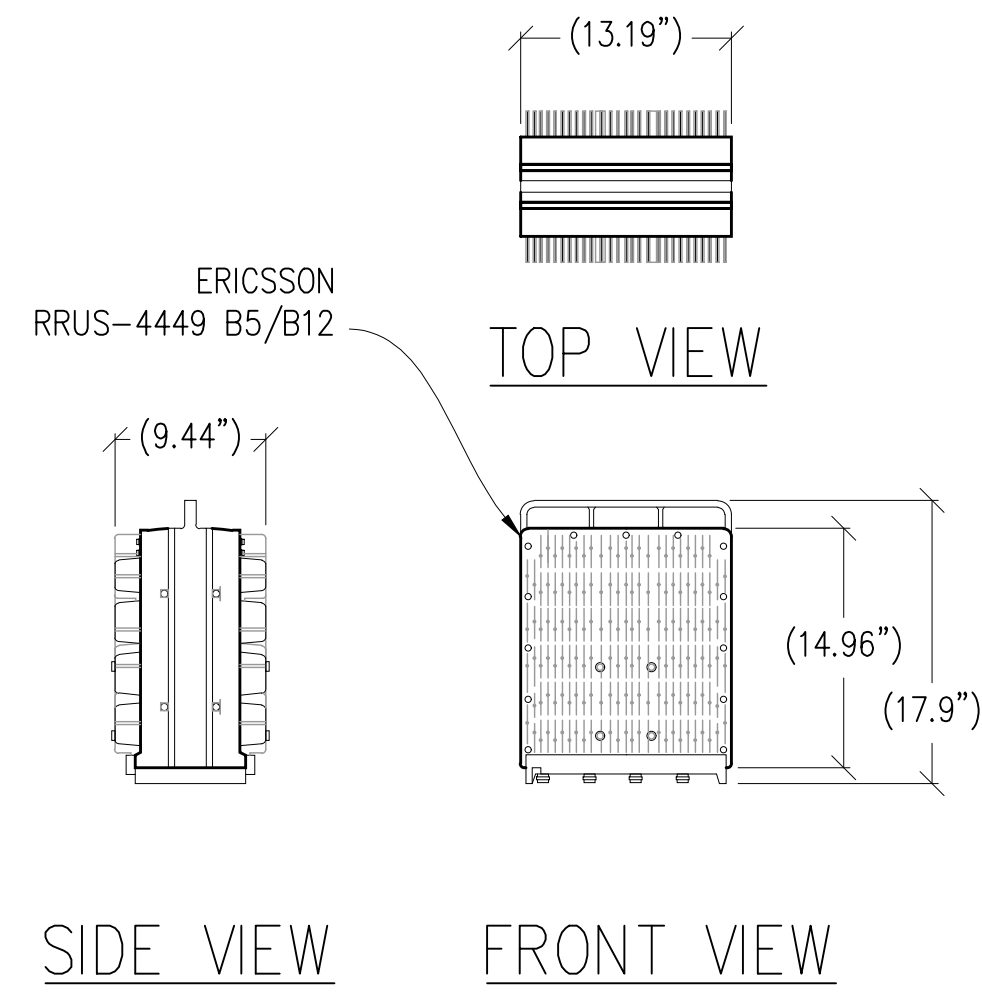
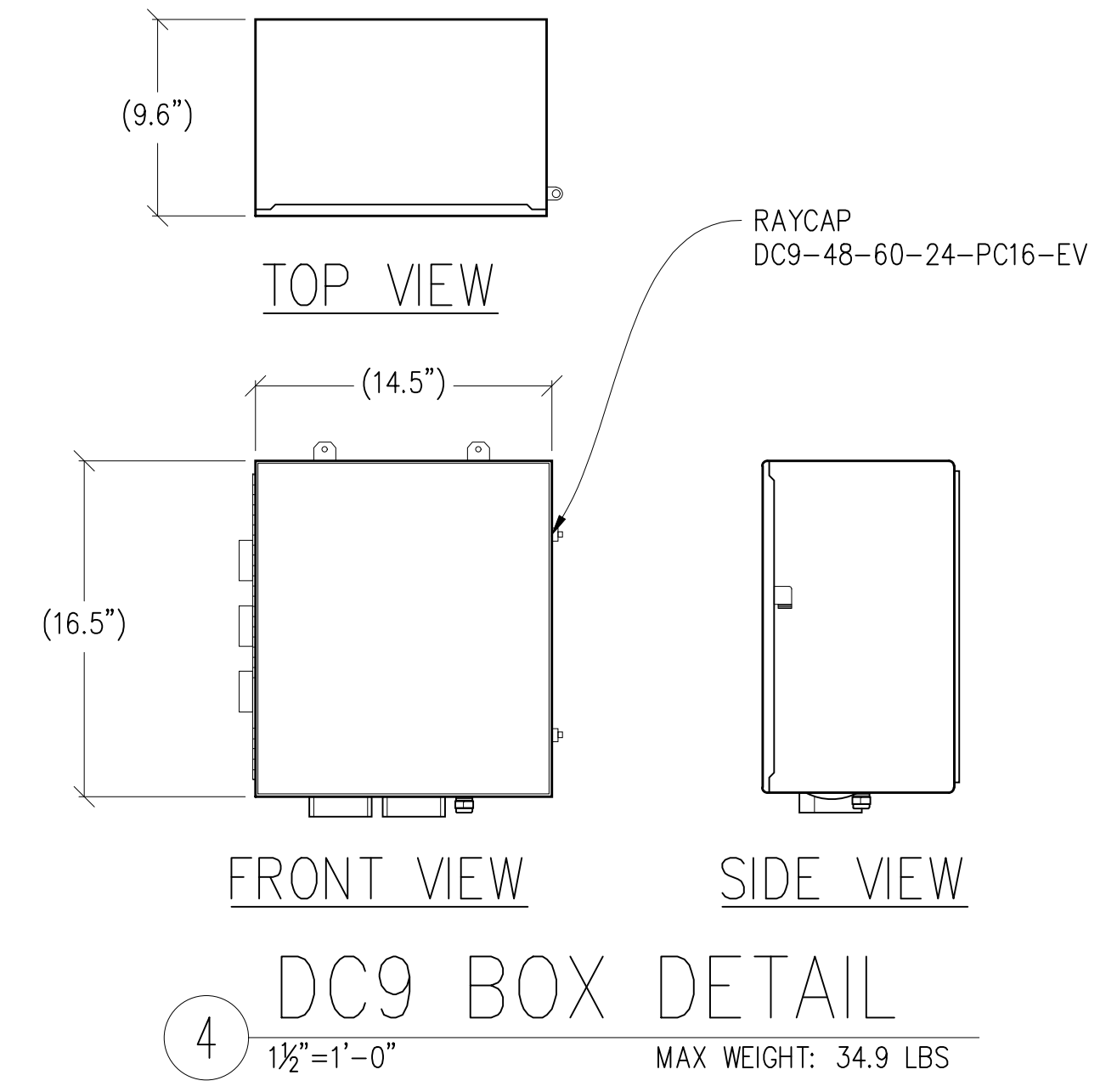
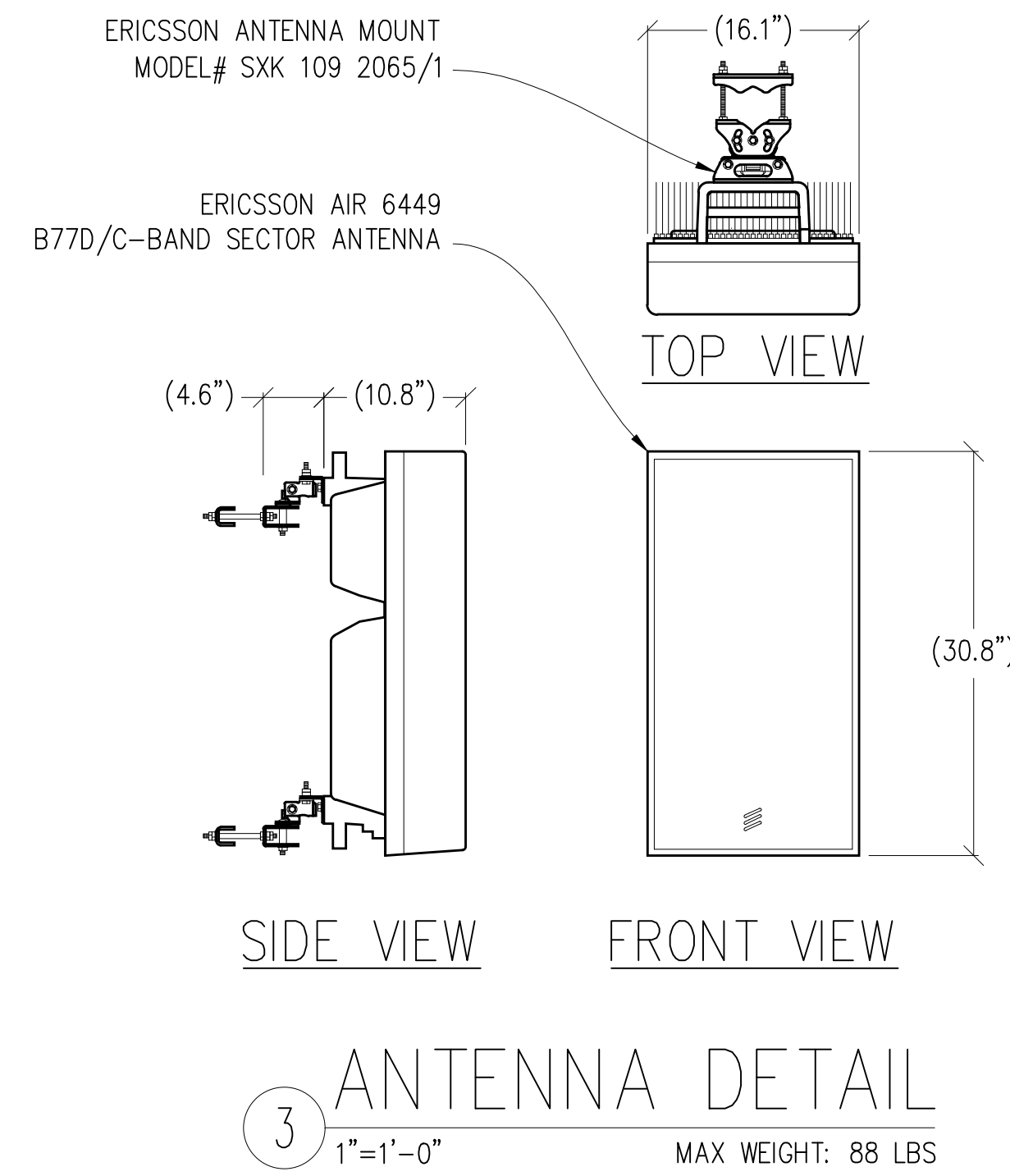
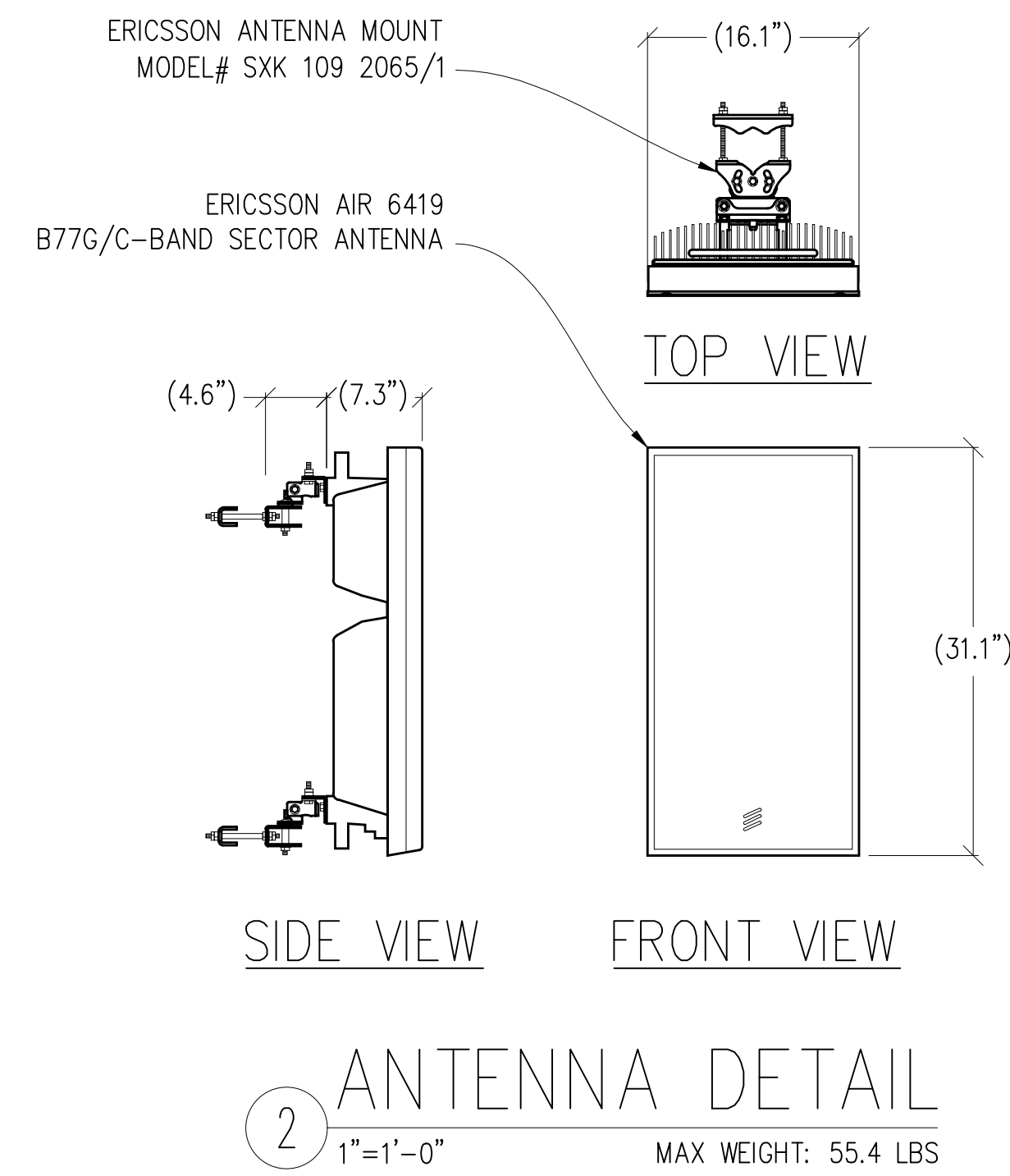
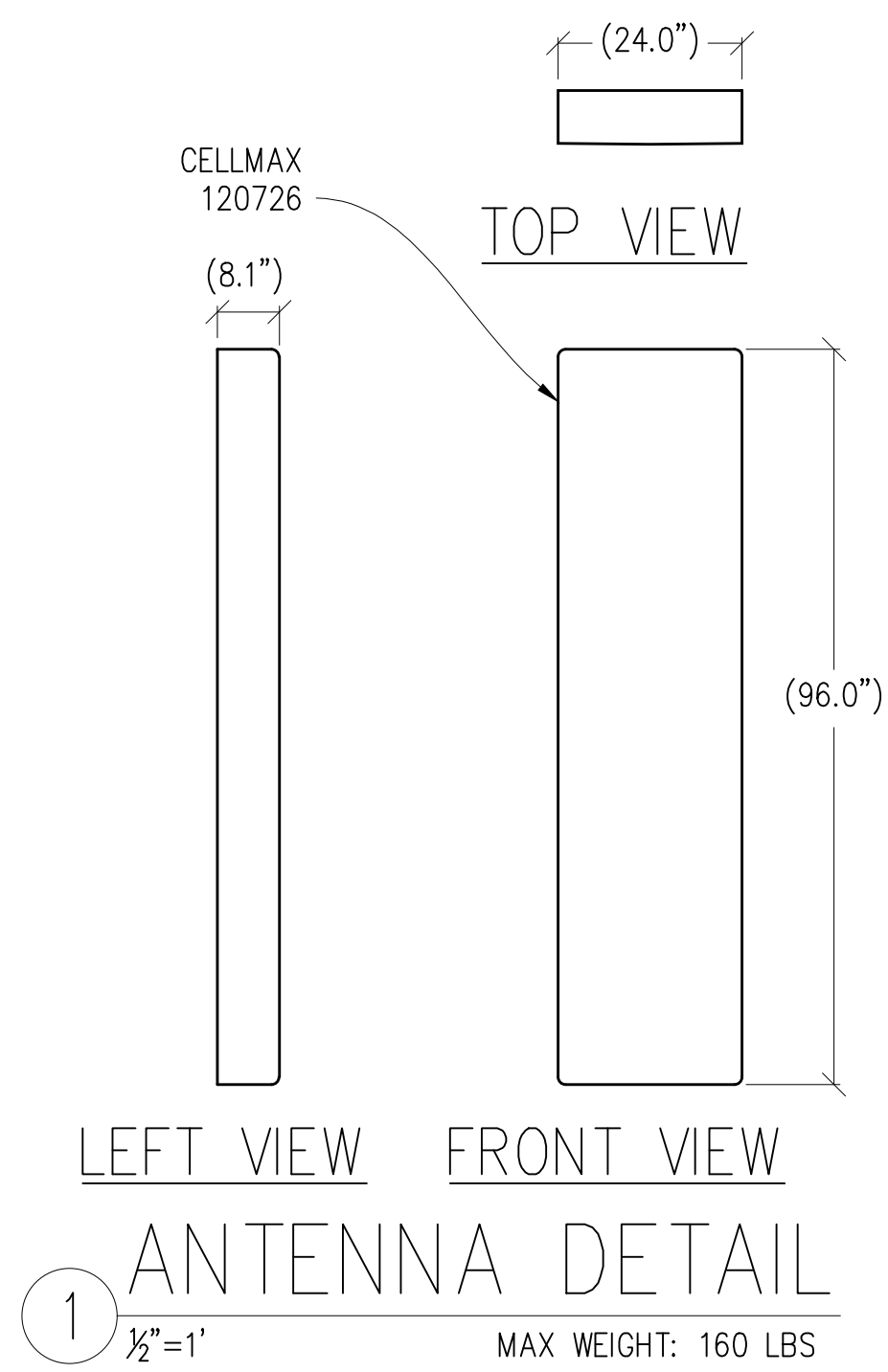
GROUND LEVEL
0'-0"



(N) NORTH ELEVATION

1/8"=1'-0"





Item # 4

Issued For:

CVL01084
MINER'S INN

109 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR

5001 Executive Parkway
San Ramon, California 94583

Vendor:

AT&T SITE NO: CVL01084

PROJECT NO: -

DRAWN BY: -

CHECKED BY: S. SAVIG

APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

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:

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

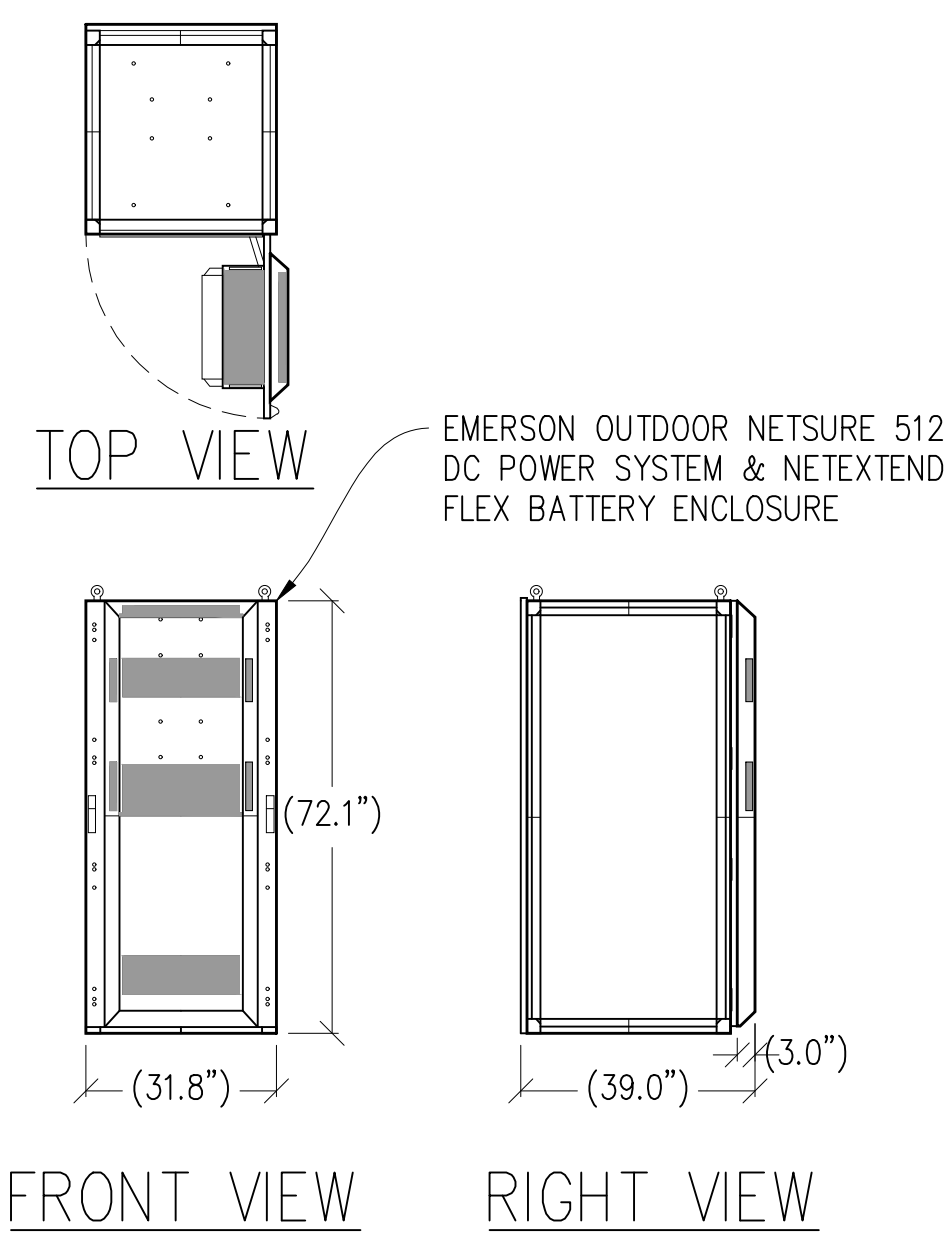
THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND CONSULTANTS. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,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

SHEET TITLE:

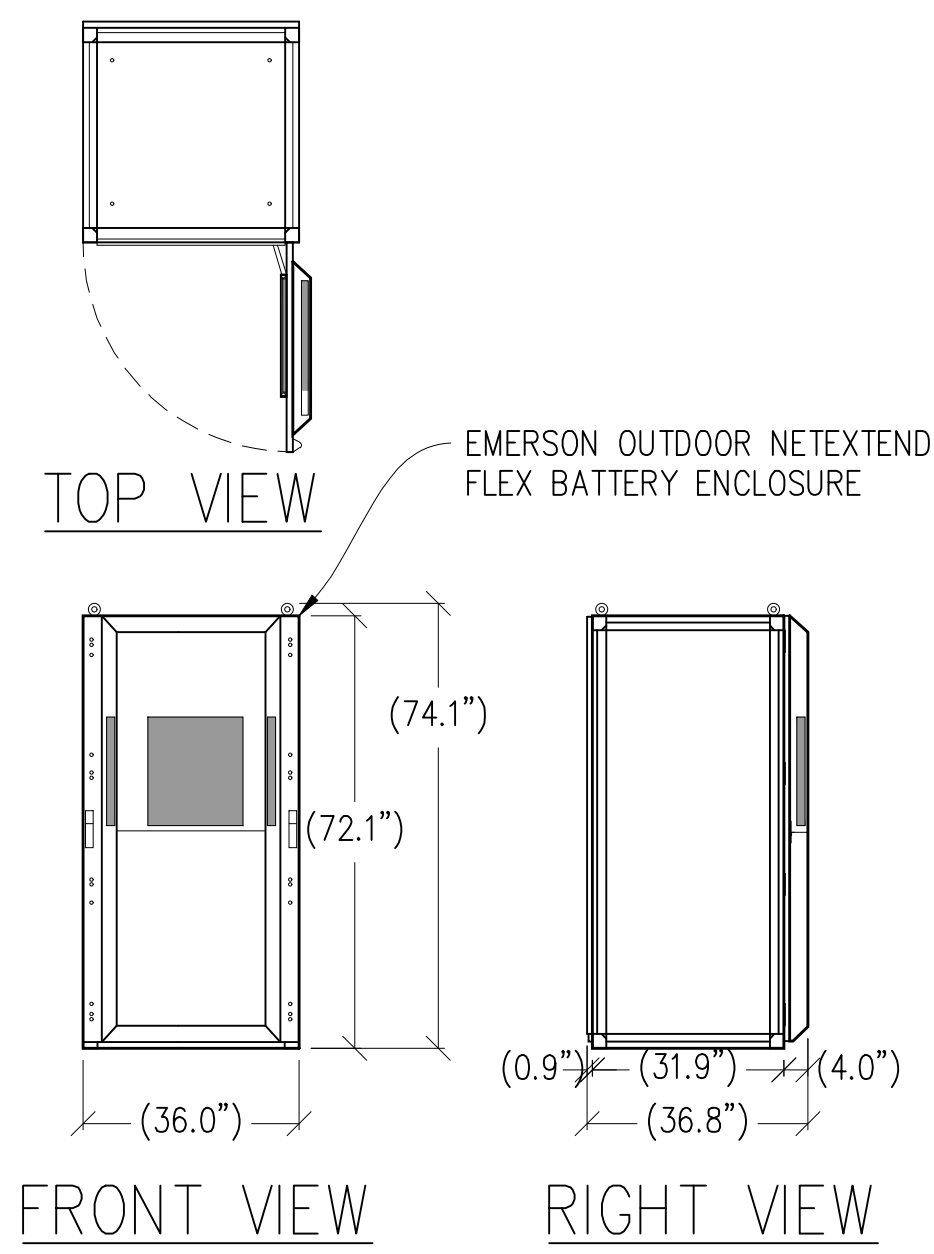
**ANTENNA
DETAILS**

SHEET NUMBER:

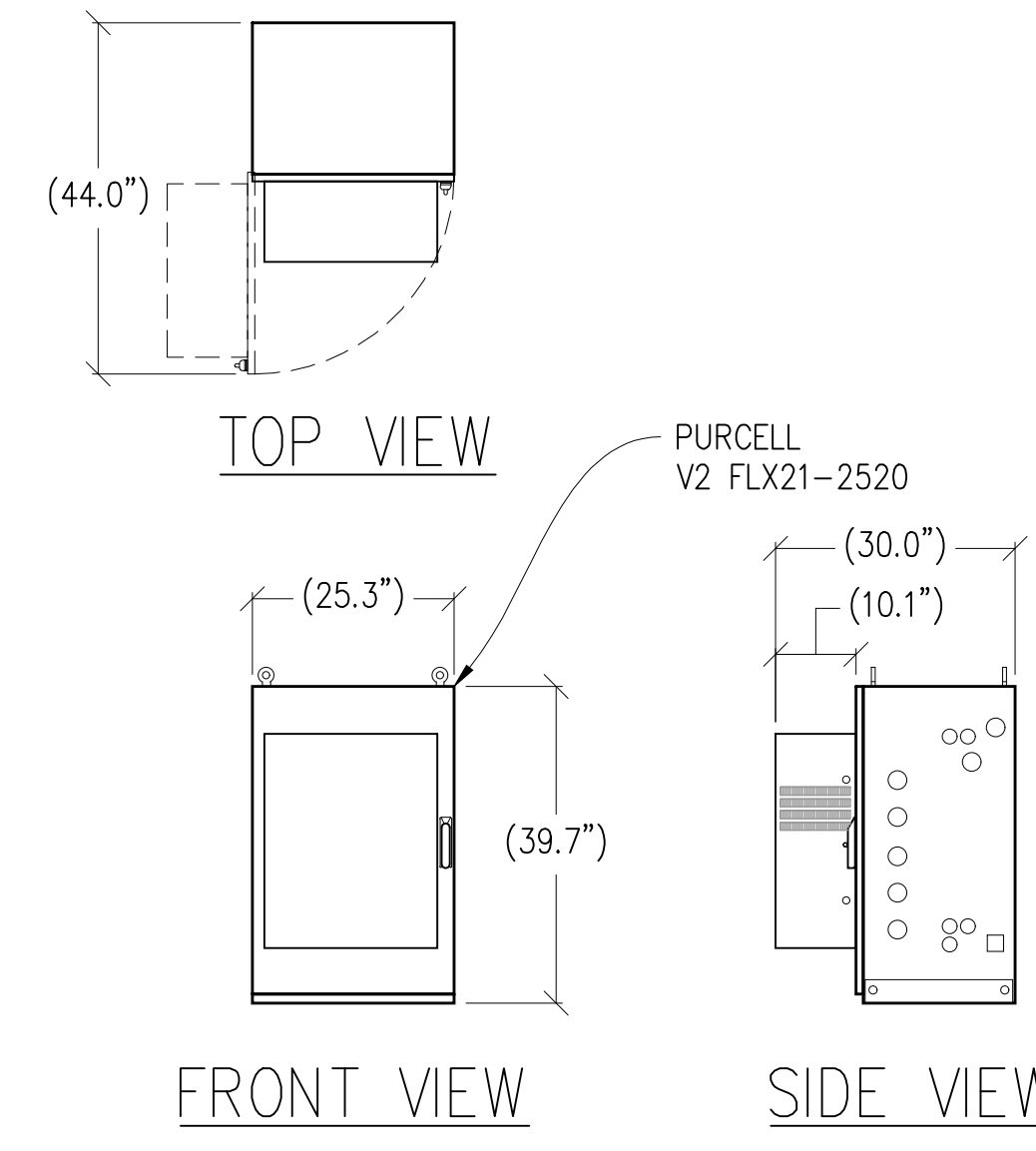
A-4.1



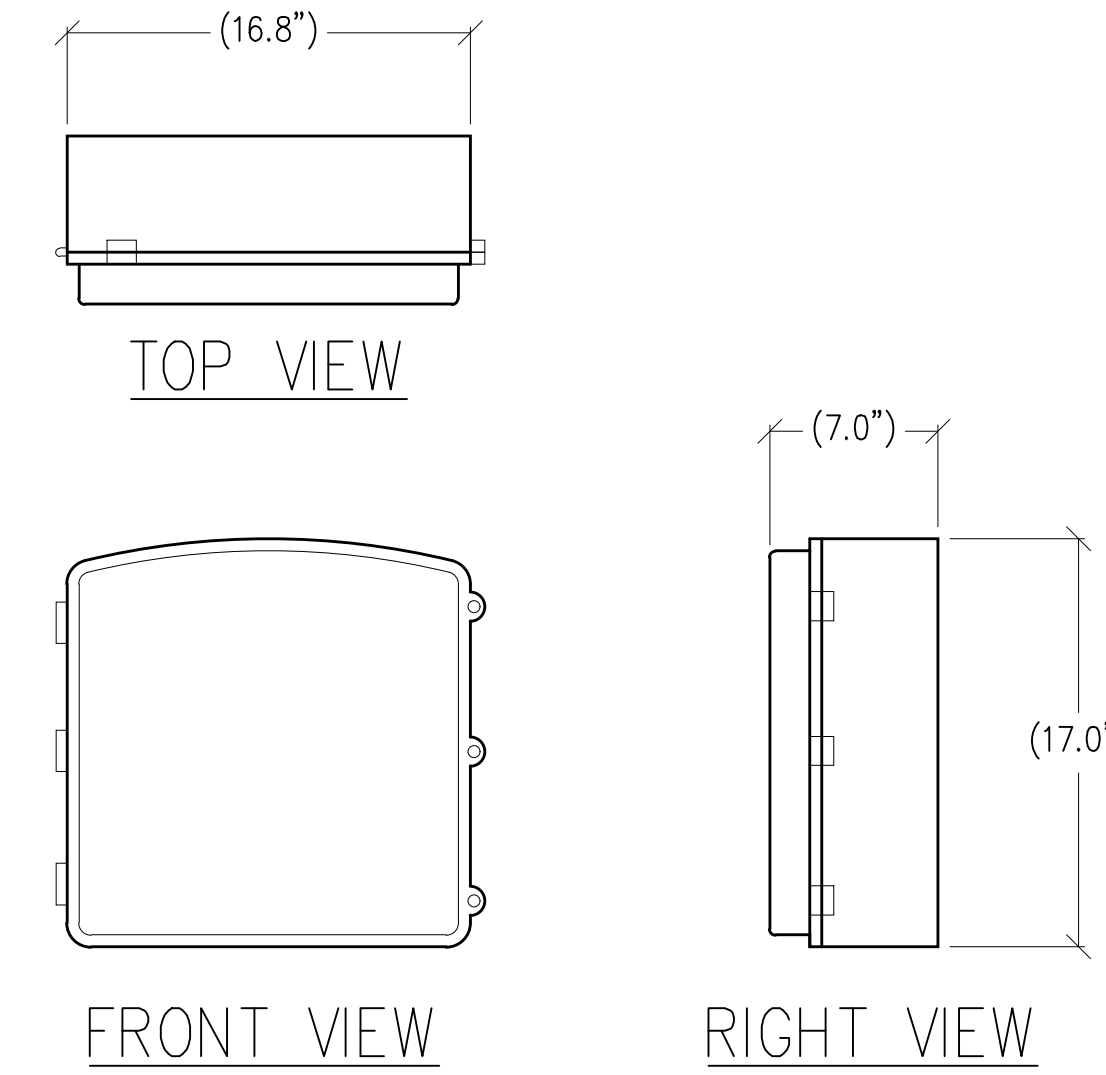
① DC POWER PLANT DETAIL
 $\frac{3}{8}''=1'-0''$ MAX WEIGHT: 2348 LBS W/ (8) BATTERIES



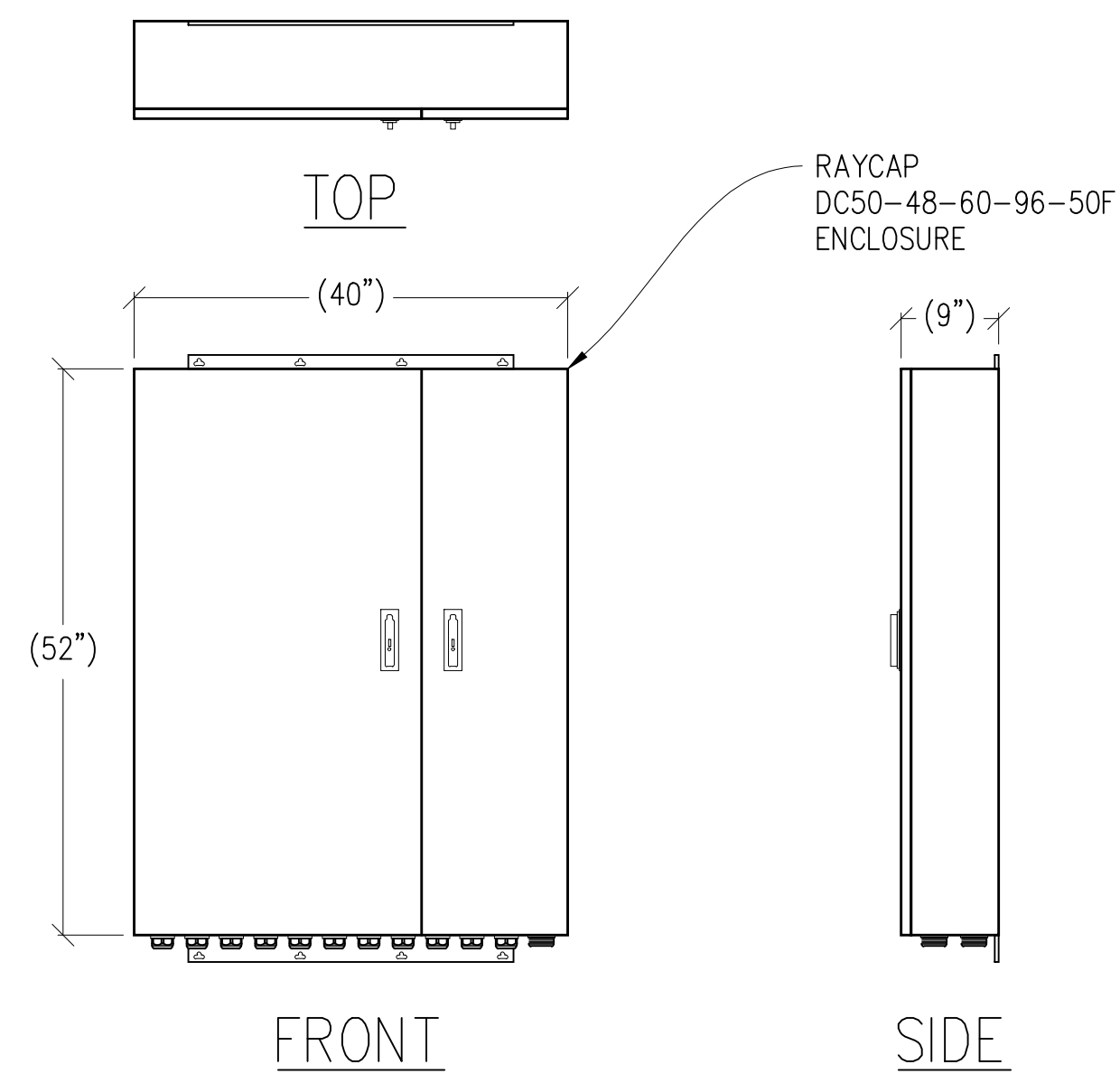
② BATTERY CABINET DETAIL
 $\frac{3}{8}''=1'-0''$ MAX WEIGHT: 2944 LBS W/ (20) BATTERIES



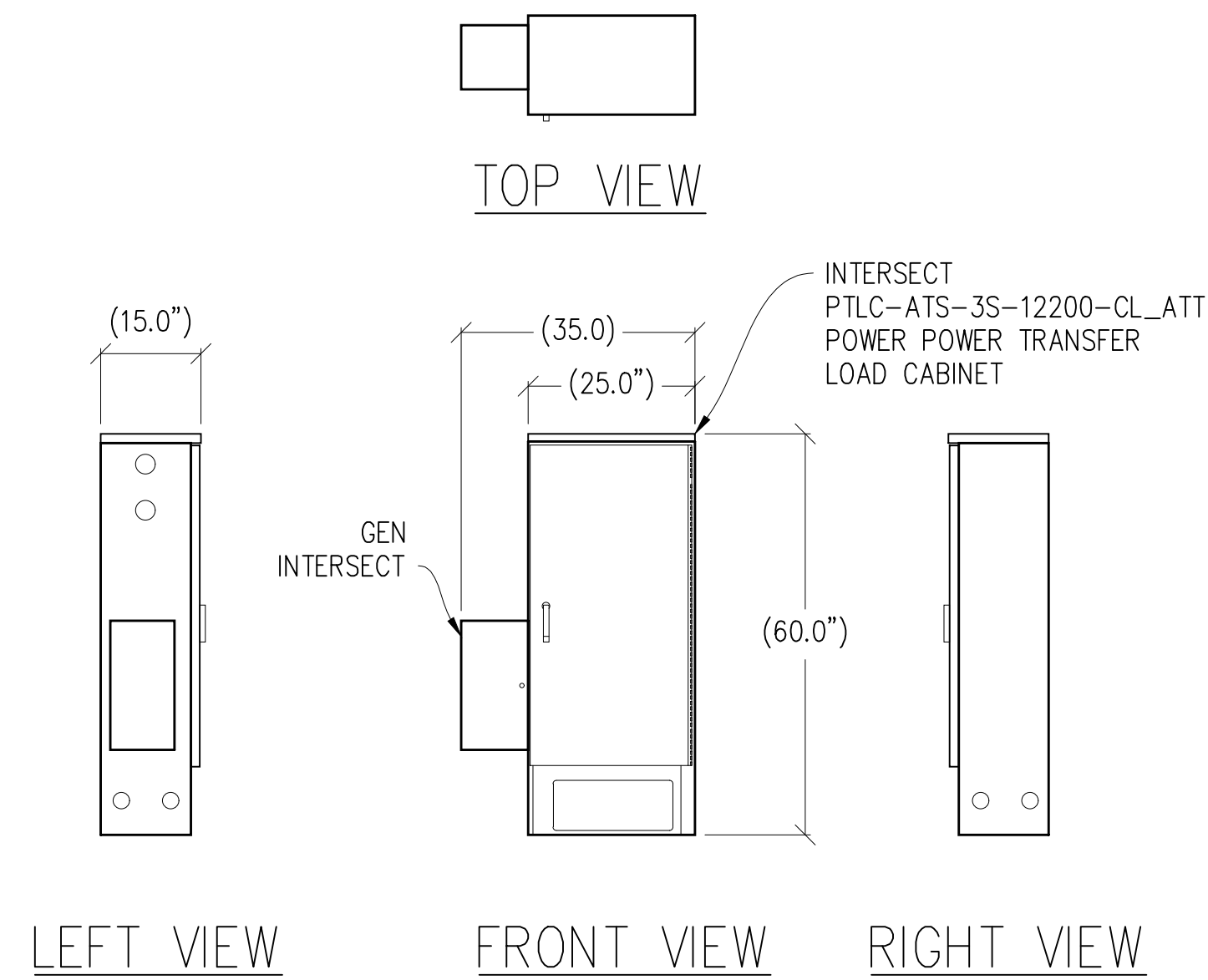
③ PURCELL DETAIL
 $\frac{1}{2}''=1'-0''$ EMPTY WEIGHT: 140 LBS



④ CN 3931 DETAIL
 $\frac{1}{2}''=1'-0''$ MAX WEIGHT: 28.6 LBS



⑤ RAYCAP DC50 DETAIL
 $\frac{3}{4}''=1'-0''$ MAX WEIGHT: 165 LBS



⑥ ELECTRICAL PANEL DETAIL
 $\frac{1}{2}''=1'-0''$ MAX WEIGHT: 150 LBS

Issued For:
CVL01084
MINER'S INN
 109 BANK STREET
 GRASS VALLEY, CA 95945

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

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

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	11/15/23	ZD 100%	S.V.
2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

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:

 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorenson Phone: 916-860-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-860-1941
THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING. NO PART OF THESE PLANS AND SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING. COPYRIGHT 2008 BY STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

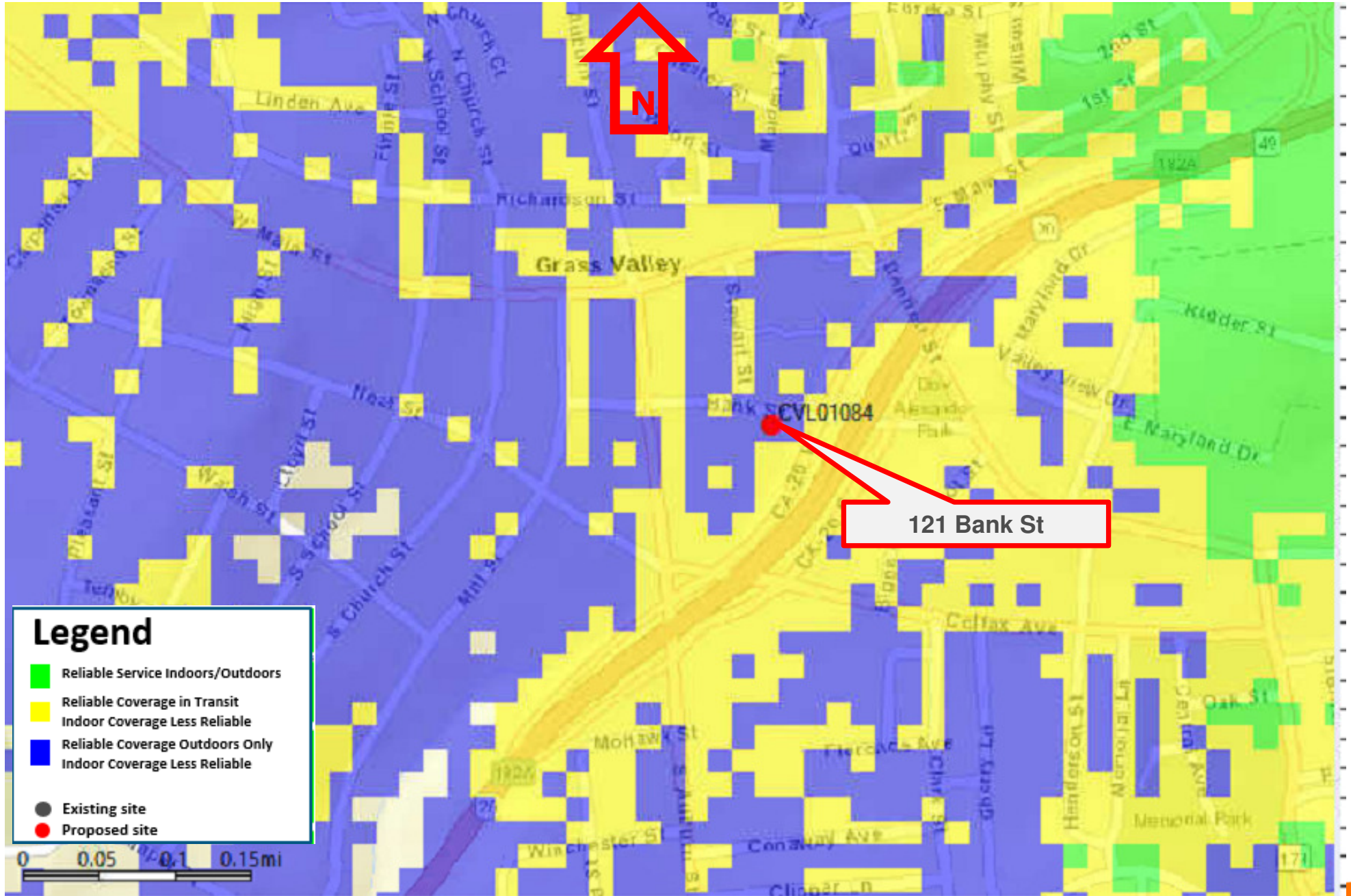
SHEET TITLE:
EQUIPMENT
DETAILS

SHEET NUMBER:
A-4.2

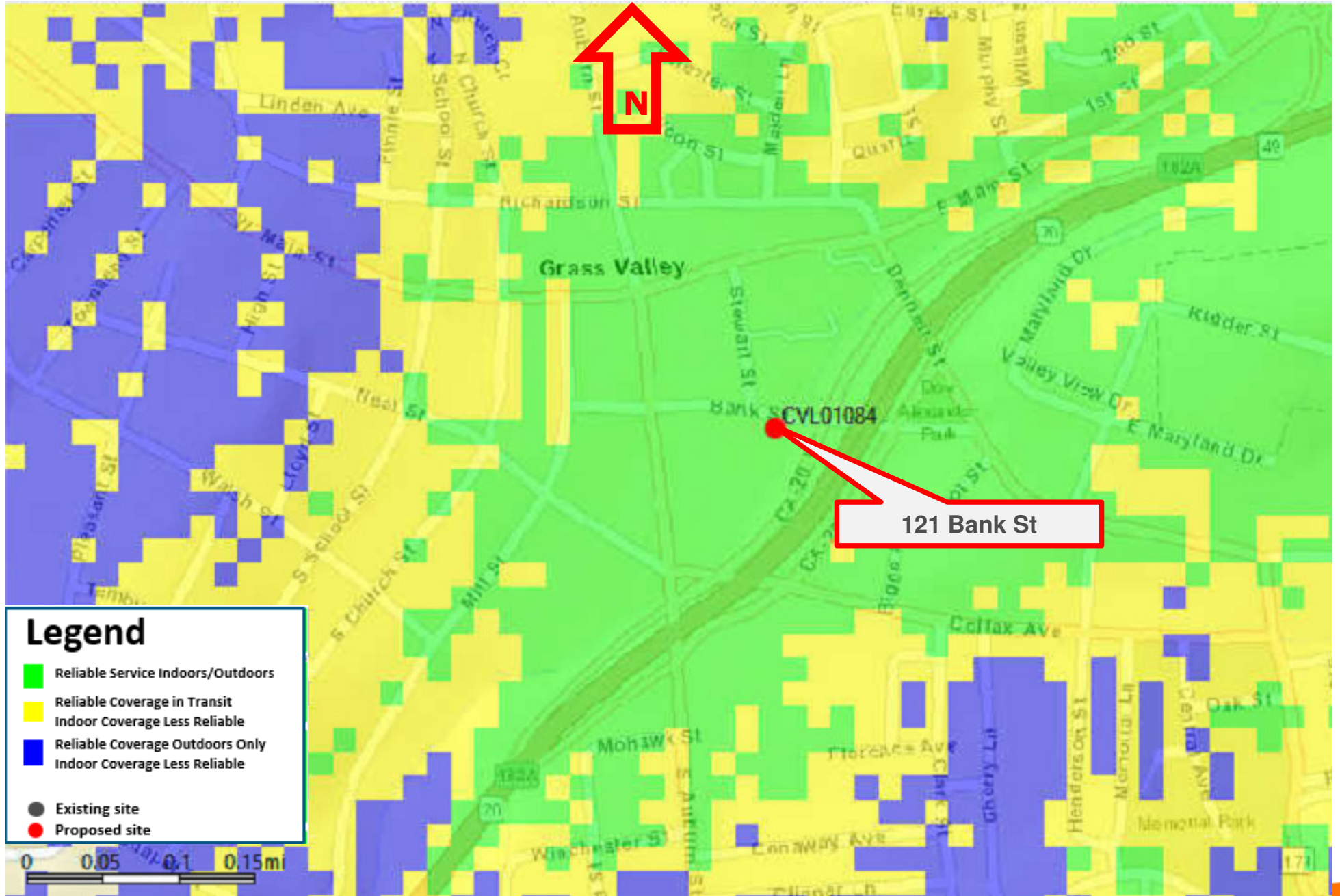
CVL01084 Zoning Propagation Map

July 13th , 2023

Existing LTE 700 Coverage

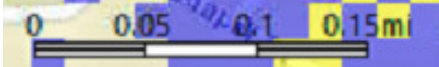


Proposed LTE 700 Coverage – 121 Bank Street@ (RC = 61 ft)



Legend

- Green: Reliable Service Indoors/Outdoors
- Yellow: Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Blue: Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable
- Grey dot: Existing site
- Red dot: Proposed site





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

Map and Analysis of Future Service Needs

February 29, 2024

Project: NSB Rooftop AT&T Communications Facility
Site ID: CVL01084
Site Name: Gold Miners Inn
Site Address: 109 Bank Street, Grass Valley, CA 95945
APN: 008-373-018-000

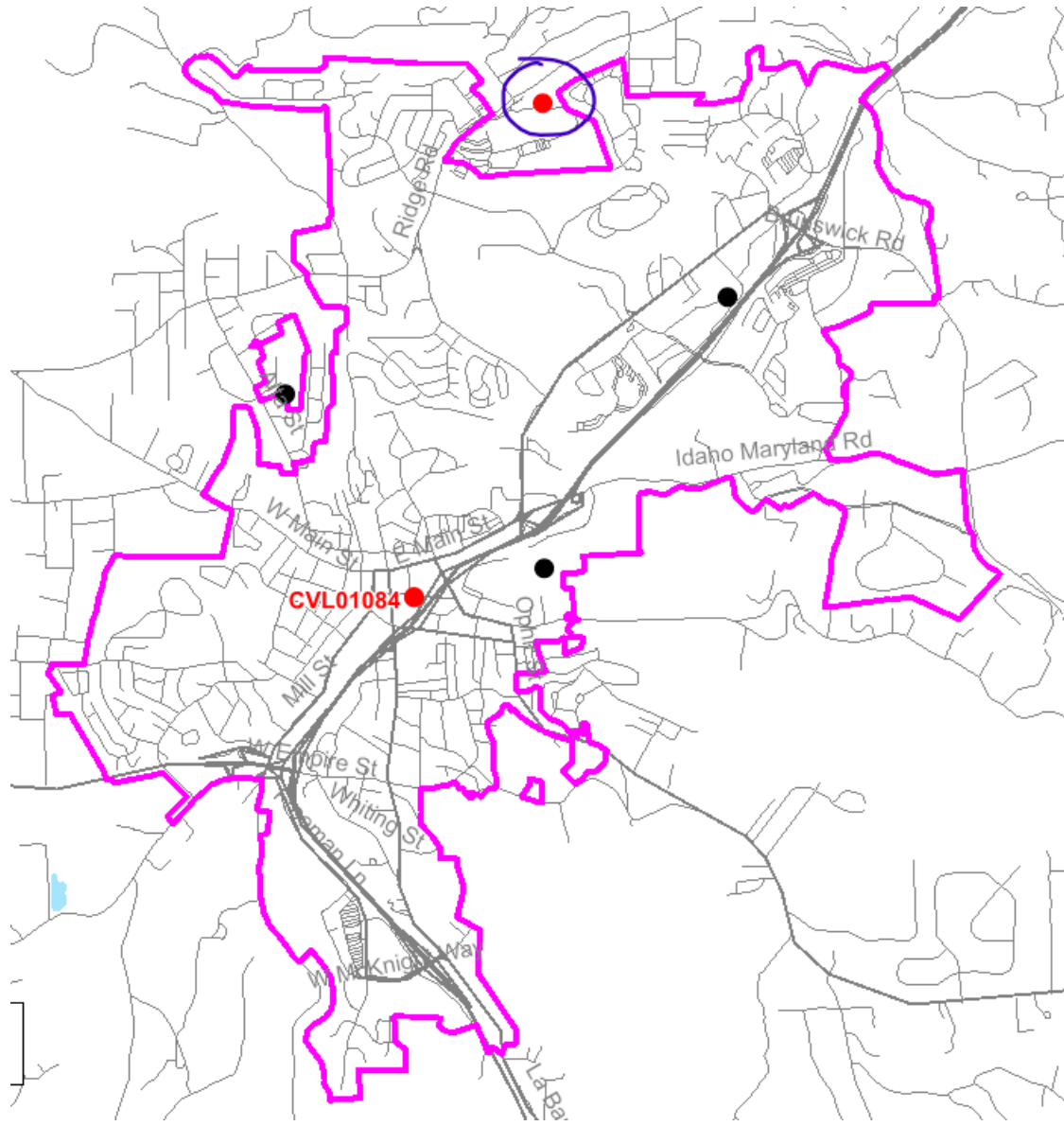
At this time AT&T has no other planned or future site development proposals within the City of Grass Valley proper boundaries. There is a potential site development proposal that is in an initial investigative phase, outside of the City's boundaries near Ridge Road however that is a preliminary assessment and does not constitute a funded or formal future site proposal.

The next page provides a map of all AT&T CURRENT AND PROPOSED wireless facilities.

[REST OF PAGE LEFT INTENTIONALLY BLANK]



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



Sincerely,
Nicholas Tagas
Nick Tagas, 51 Wireless, LLC
Site Acquisition Consultant
Authorized AT&T Representative

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

Site Number: CVL01084
RFDS ID: 5739496
Pace Number: MRSFR079418/ MRSFR097599/ MRSFR097615/ MRSFR097576/
MRSFR097616
Miner's Inn
109 Bank Street
Grass Valley, California 95945
Nevada County
39.21783333; -121.06044722 NAD83
Rooftop

The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

EBI Project No. 6223004983
November 16, 2023



Prepared for:
AT&T Mobility, LLC
c/o QualTek
1150 First Avenue, Suite 600
King of Prussia, PA 19406

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

TABLE OF CONTENTS

EXECUTIVE SUMMARY..... 1

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS 3

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS 5

3.0 WORST-CASE PREDICTIVE MODELING..... 5

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN 7

5.0 SUMMARY AND CONCLUSIONS..... 8

6.0 LIMITATIONS 8

APPENDICES

- Appendix A Personnel Certifications**
- Appendix B Compliance/Signage Plan**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CVL01084 located at 109 Bank Street in Grass Valley, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, 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 theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

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

Statement of Compliance

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

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. As presented in the sections below, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 86 feet of ATT's proposed antennas at the penthouse roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 35 feet of ATT's proposed antennas at the penthouse roof level.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, 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.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2 signs posted to the front of the antennas and two feet below the bottom of the antennas in each Sector.
- Blue NOTICE 2 signs posted to the sloped roof wall near the Sector C antennas.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 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 I and Figure I (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.

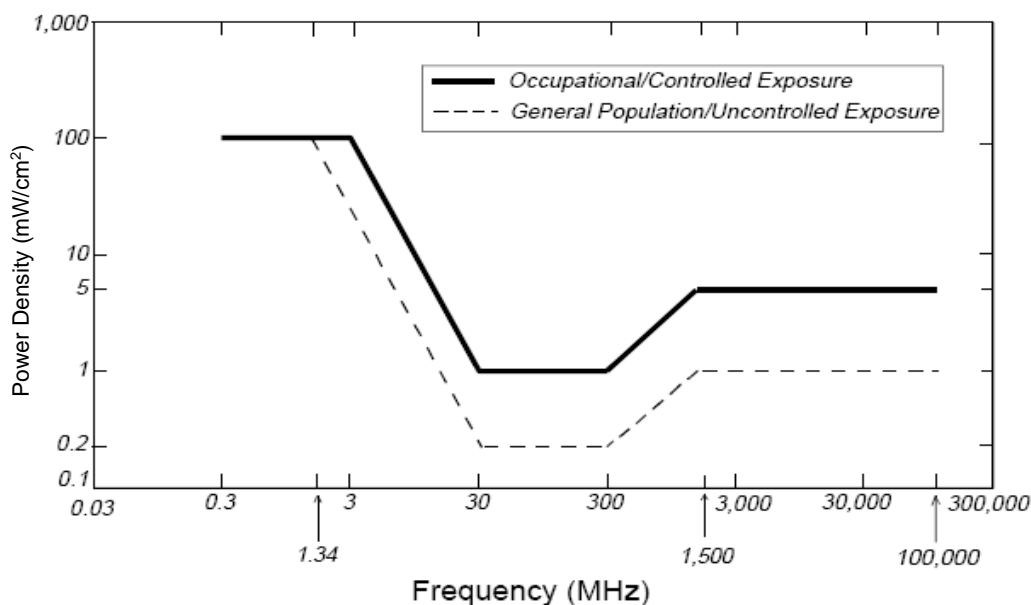
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: 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
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

Table I: 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)
(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
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

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

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



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

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm 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

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
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.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, 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.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site rooftop and ground-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit. A statistical power factor may be applied to the antenna system based on guidance from the carrier and system manufacturers.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 86 feet of AT&T's Sectors A, B, and C antennas on the penthouse roof level and 77 feet of AT&T's Sector C antennas on the sloped mid roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 35 feet of AT&T's Sectors A, B, and C antennas on the penthouse roof level.

At the nearest walking/working surfaces to the AT&T antennas on the penthouse roof level, the maximum power density generated by the AT&T antennas is approximately 1,881.14 percent of the FCC's general public limit (376.23 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 1,881.14 percent of the FCC's general public limit (376.23 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground/street level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground/street level, the maximum power density generated by the antennas is approximately 8.61 percent of the FCC's general public limit (1.722 percent of the FCC's occupational limit).

A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

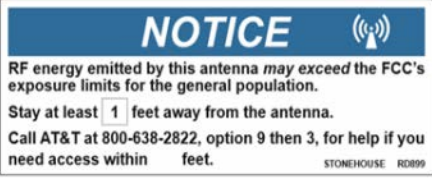


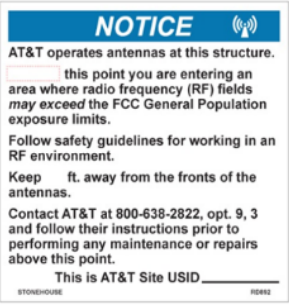


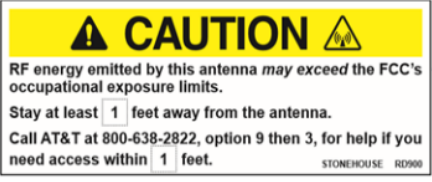





Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

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	
 <p>NOTICE DECAL</p>	 <p>TRILINGUAL NOTICE</p>	 <p>NOTICE 2</p>	
 <p>NOTICE SIGN</p>	 <p>CAUTION 2 - ROOFTOP</p>	 <p>CAUTION 2A</p>	
 <p>CAUTION DECAL</p>	 <p>CAUTION 2B - TOWER</p>	 <p>CAUTION 2C - PARAPETS</p>	
 <p>CAUTION SIGN</p>	 <p>WARNING 1B</p>	 <p>WARNING 2A</p>	

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2 signs posted to the front of the antennas and two feet below the bottom of the antennas in each Sector.
- Blue NOTICE 2 signs posted to the sloped roof wall near the Sector C antennas.

No barriers are required for this site. Barriers are not recommended for this site because the sloped roof significantly limits access by unauthorized persons to areas directly in front of the antennas. However, EBI recommends that AT&T and the landlord take additional measures to ensure that persons accessing the sloped roof (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general public limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. It is recommended that the landlord distribute this report to anyone accessing the roof and ask for confirmation that it has been read and understood. 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 in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 109 Bank Street in Grass Valley, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 86 feet of ATT's proposed antennas at the penthouse roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 35 feet of ATT's proposed antennas at the penthouse roof level.

To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

All workers and individuals accessing the rooftop 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.

6.0 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 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.

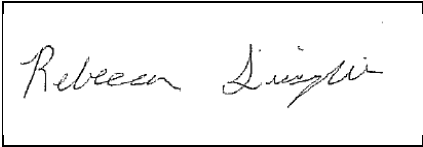
Appendix A

Personnel Certifications

Preparer Certification

I, Rebecca Sinisgalli, 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 modeling using RoofMaster™ modeling 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 16nov2023

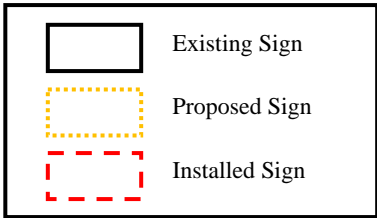
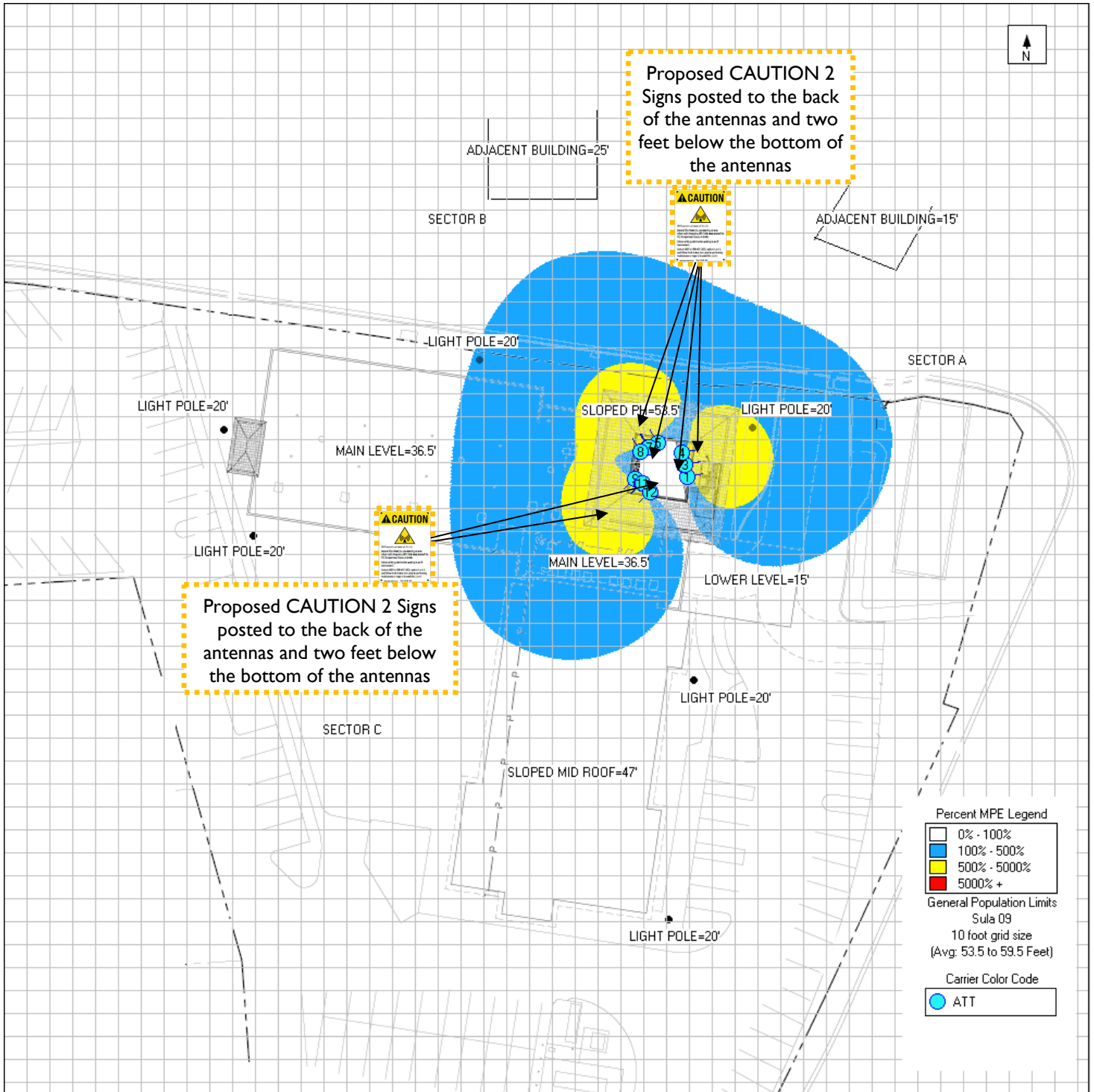
Michael McGuire
Electrical Engineer
mike@h2dc.com

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

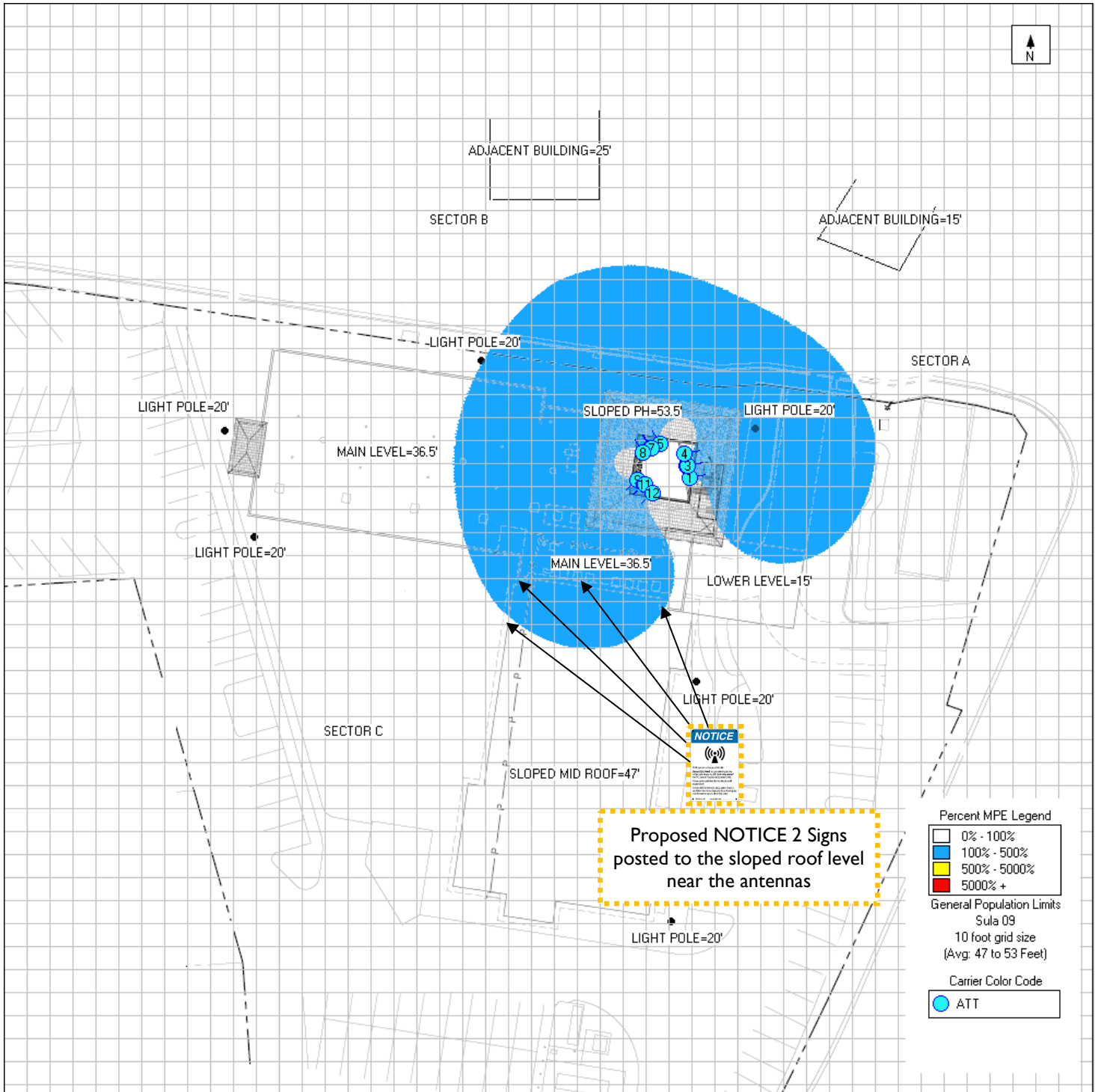
Compliance/Signage Plan

Nearest Walking Surface Simulation – Sloped Penthouse Roof



SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

Nearest Walking Surface Simulation – Sloped Mid Roof



Percent MPE Legend

- 0% - 100%
- 100% - 500%
- 500% - 5000%
- 5000% +

General Population Limits
 Sula 09
 10 foot grid size
 (Avg. 47 to 53 Feet)

Carrier Color Code

- ATT

- Existing Sign
- Proposed Sign
- Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

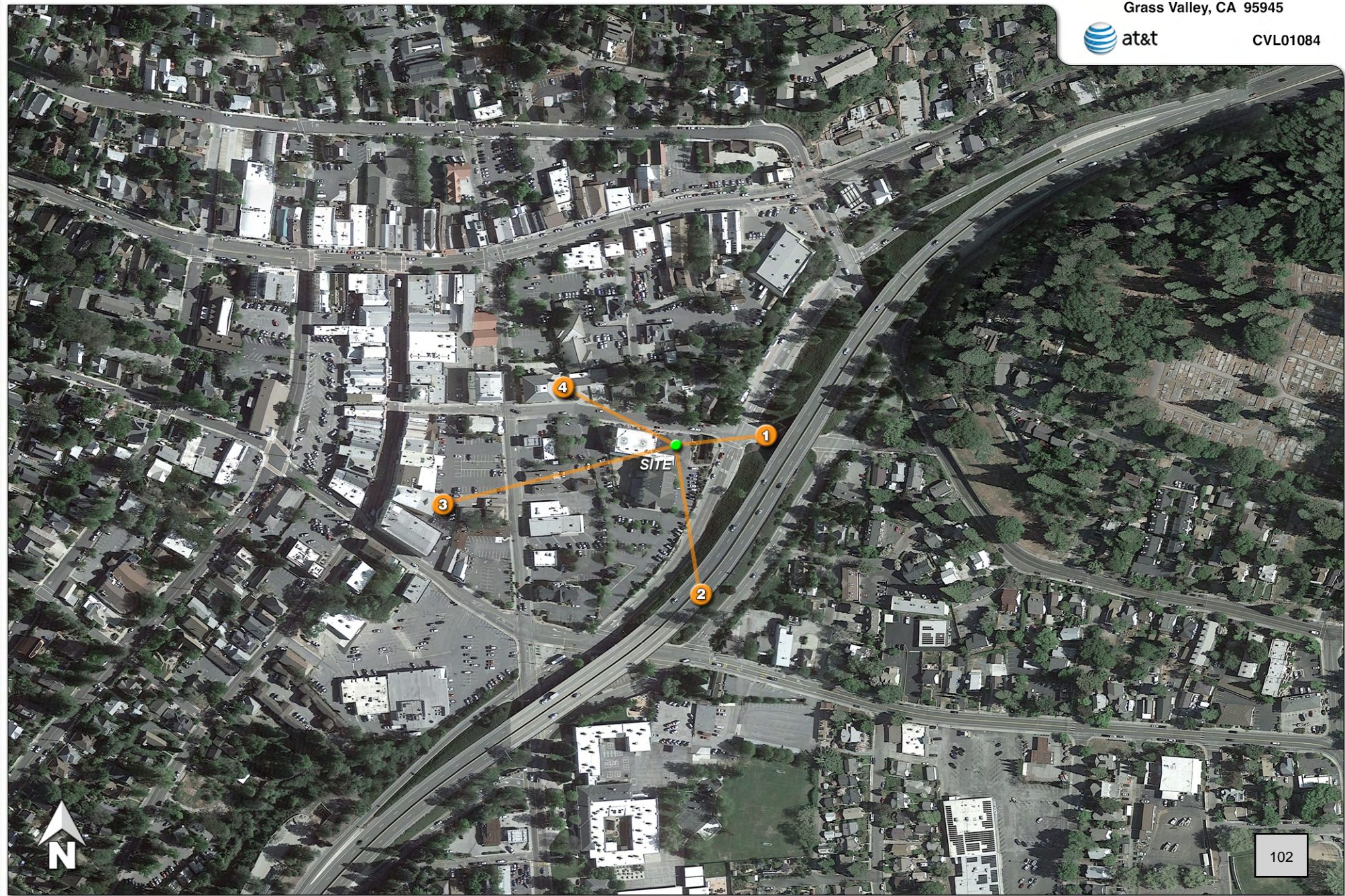
Aerial photograph showing the viewpoints for the photosimulations.

Miner's Item # 4.

109 Bank Street
Grass Valley, CA 95945



CVL01084



1

Item # 4.



Existing

Photosimulation of the view looking west from across the intersection of Bank Street and Tinloy Street.

Miner's Inn
 109 Bank Street
 Grass Valley, CA 95945

at&t CVL01084

Proposed cupola to match



Proposed

103

2

Item # 4.



Existing

Photosimulation of the view looking north from the travel lanes of Hwy 20.

Miner's Inn

109 Bank Street
Grass Valley, CA 95945



CVL01084



Proposed

104

3

Item # 4.



Existing

Photostimulation of the view looking east-northeast from the parking lot behind the theater, across S Auburn Street.

Miner's Inn

109 Bank Street
Grass Valley, CA 95945



CVL01084



Proposed

105

4

Item # 4.



Existing

Photosimulation of the view looking east-southeast from across Bank Street.

Miner's Inn

109 Bank Street
Grass Valley, CA 95945



CVL01084



Proposed cupola to match

Proposed

106



HAMMETT & EDISON, INC.
 CONSULTING ENGINEERS
 BROADCAST & WIRELESS

Item # 4.

WILLIAM F. HAMMETT, P.E.
 ROBERT P. SMITH, JR.
 MANAS REDDY, P.E.

ROBERT L. HAMMETT, P.E.
 1920-2002
 EDWARD EDISON, P.E.
 1920-2009

DANE E. ERICKSEN, P.E.
 CONSULTANT

BY EMAIL LROGERS@QUALTEKWIRELESS.COM

February 28, 2024

Ms. LeahRae Rogers
 QualTek Wireless
 1760 Enterprise Boulevard
 West Sacramento, California 95691

Dear LeahRae:

As requested, we have reviewed the usage of radio frequencies for the proposed operation of a new AT&T Mobility base station (Site No. CVL01084 “Miner’s Inn”) to be located in Grass Valley. No interference is expected to the City’s radio operations.

AT&T proposes to install multiple antennas in a new cupola structure atop the existing building at 109 Bank Street. Operation would be at assigned frequencies within six bands: C-Band (3,700 MHz), DoD-Band (3,450 MHz), AWS (2,100 MHz), PCS (1,950 MHz), cellular (870 MHz), and UHF (700 MHz). Due to the frequency separation inherent in the FCC’s band usage plans, especially in the upper 700 MHz band where new Public Safety assignments are possible, no interference between the commercial and municipal operations is predicted.

Please let us know if any further questions arise on this matter.

Sincerely yours,

William F. Hammett
 scn



Prepared by: Amy Wolfson, City Planner

Subject: Draft Ordinance Regarding the Regulation of Portable Signage within the ROW of Properties Located Within the Town Core Zoning Designation

RECOMMENDATION:

1. That the Planning Commission recommend that the City Council adopt the Ordinance regulating portable signage within the City Right-of-Way (ROW) of the Town Core zoning designation, as may be modified at the public hearing, which includes the following actions:
 - a. A recommendation that City Council find the Ordinance is Exempt under CEQA Guideline 15301, Categorical Exemption Class 1 (“Existing Facilities”) and under CEQA Guideline 15061(b)(3) (General Rule)
 - b. A recommendation to adopt the ordinance amending section 17.38.050(B) and adding Section 17.38.080(N) of Chapter 17.38 and Section 17.100.020(S) of Chapter 17.100, Title 17 of the Grass Valley Municipal Code regarding the regulation of portable signage within the ROW of properties located within the Town Core zoning designation

BACKGROUND:

At the City Council meeting held January 23, 2024, council directed staff to draft an ordinance that regulates A-Board signage. Staff held a public workshop with merchants and FREED on March 6, 2024. The final draft ordinance is a culmination of feedback provided at the workshop and by the Police, Engineering, and Planning Departments.

PROPOSED ORDINANCE:

The ordinance regulations only apply to portable signs within the Right-of Way (ROW) of the Town Core Zoning designation and only allow them for retail and restaurant tenants. As drafted, it regulates the size and location and limits the number of portable signs that can be placed for any one business. Portable signage within the ROW throughout the rest of the city will remain prohibited, though businesses who place portable signage within private property space would not be regulated under this ordinance. The ordinance further regulates material that may be used for portable signs that are located within the Historic District.

ENVIRONMENTAL DETERMINATION:

This Ordinance is exempt under CEQA Guideline 15301, Categorical Exemption Class 1 (“Existing Facilities”), because it regulates the ability of existing businesses on commercial property to advertise using portable signs and does not authorize an expansion of use. This Ordinance is also exempt under CEQA Guideline 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment as it is intended to regulate existing land uses rather than to promote new ones.

ATTACHMENTS:

1. Draft Ordinance for the Regulation of Portable Signage in the ROW

ORDINANCE NO. 2024-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY AMENDING SECTION 17.38.050(B) AND ADDING SECTION 17.38.080(N) OF CHAPTER 17.38 AND SECTION 17.100.020(S) OF CHAPTER 17.100, TITLE 17 OF THE GRASS VALLEY MUNICIPAL CODE REGARDING PORTABLE SIGNAGE REGULATIONS

WHEREAS, the City of Grass Valley desires to promote the use of signs in the City which are safe, aesthetically pleasing, compatible with their surroundings and legible in the circumstances in which they are seen; and

WHEREAS, the City of Grass Valley recognizes adequate business identification is necessary for the conduct of competitive commerce; and

WHEREAS, the City of Grass Valley desires to reduce sign or advertising distractions and physical hazards which have the potential to distract a driver’s attention from the roadway or create impediments to pedestrians and people with mobility challenges; and

WHEREAS, the Planning Commission, after considering public comment, held a duly noticed public hearing and reviewed the draft ordinance amendment at its regular meeting held on _____ and voted _____ to recommend adoption by the City Council.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY:

SECTION I. CODE AMENDMENT. Section 17.38.050(B) of Chapter 17.38 of Title 17 of the Grass Valley Municipal Code as follows is hereby amended to read as follows (deletions denoted by ~~struck through~~ text and additions denoted by underlined text):

17.38.050 - Prohibited Signs

...

B. Examples of Prohibited Signs. Examples of prohibited signs include the following:

1. ~~A board and other p~~Portable sidewalk signs within the public right of way (ROW), except A-Board and Pedestal signage in compliance with Subsection 17.38.080.N.

...

23. Signs within the ~~public right-of-way~~ ROW, except for signs installed or maintained by a government agency for traffic safety and directional purposes, in compliance with Subsection 17.38.060.E (signs placed within the public right-of-way), or A-Board and Pedestal signage in compliance with Subsection 17.38.080.N;

SECTION 2. CODE AMENDMENT. Section 17.38.080(N) of Chapter 17.38 of Title 17 of the Grass Valley Municipal Code is hereby added to read as follows (deletions denoted by ~~struck through~~ text and additions denoted by underlined text):

17.38.080 – Standards for Specific Sign Types.

...

N. Notwithstanding the sign standards set forth in Table 3-11, each retail or restaurant tenant located in a commercial or industrial zone shall be allowed A-Board or Pedestal signage within the public right-of-way (ROW) subject to the following standards:

1. Each retail or restaurant tenant located within a Traditional Community Zone shall be allowed one (1) A-Board sign or one (1) Pedestal sign, but not both.
2. A-Board or Pedestal signs shall be located no further than ten (10) feet from a main customer entrance of the business advertised on the sign.
3. Signs shall be limited to size limitations of six (6) square feet for each side and shall be no taller than four (4) feet in height.
4. Signs shall not be placed so as to obstruct any door or fire escape of any building nor impede an accessible path of travel within the ROW in violation of the Americans with Disability Act (ADA) standards. A minimum 4-foot wide clear path of travel in the ROW shall be maintained.

5. Signs shall be maintained in a good and safe structural condition.
6. Signs shall be removed from the ROW and placed indoors outside business hours.
7. Signs shall be stabilized to withstand wind gusts or shall be removed during windy conditions.
8. No lighting, flags, balloons, or other such features shall be attached to signs.
9. Any violation of this section may result in removal and temporary storage of signage by the City.
10. Any business entity that places signage within City right-of-way or on City property shall be required to maintain liability insurance that meets limits outlined in section 12.48.310 of the Grass Valley City Municipal Code and shall be required to demonstrate such coverage at any time, and without prior notice, at the request of a City official.
11. In addition to the standards above and elsewhere in this code, the following additional standards shall apply to all A-Board and Pedestal signs within the Historical District:
 - a. Signage material shall be wood or chalkboard and shall feature wood framing. The signage and framing may be unfinished or may be painted in colors consistent with a manufacturer’s historic color palette.
 - b. Whiteboard and/or plastic signage materials shall not be permitted.

SECTION 3. CODE AMENDMENT. Section 17.100.020(S) of Chapter 17.100 of Title 17 of the Grass Valley Municipal Code as follows is hereby amended to add the following:

...
...
...

S. Definitions S.

“Sign.” A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Does not include murals, paintings and other works of art that are not intended to advertise or identify any business or product. Types of signs include the following, which are defined for the purposes of Chapter 17.38 (signs).

...

26. "Pedestal Sign." A temporary and/or moveable sign supported by a column(s) and a base so as to allow the sign to stand upright.

<renumber remaining sign categories>

...

SECTION 4. CEQA FINDINGS. This Ordinance is exempt under CEQA Guideline 15301, Categorical Exemption Class 1 ("Existing Facilities"), because it regulates the ability of existing businesses on commercial property to advertise using portable signs and does not authorize an expansion of use. This Ordinance is also exempt under CEQA Guideline 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment as it is intended to regulate existing land uses rather than to promote new ones.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Grass Valley declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, § 2 of the Grass Valley City Charter.

SECTION 7. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in *The Union*, a newspaper of general circulation printed, published, and circulated within the City.

INTRODUCED and first read at a regular meeting of the City Council on the _____ day of _____ 2024.

FINAL PASSAGE AND ADOPTION by the City Council was at a meeting held on the _____ day of _____ 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

Jan Arbuckle, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael G. Colantuono, City Attorney

Taylor Day, City Clerk