



REQUEST FOR COMMENTS

Date: February 2, 2023

To: Interested Parties/Responsible & Trustee Agencies

From: Lance E. Lowe, AICP, Principal Planner 
City of Grass Valley, Community Development Department
125 E. Main Street
Grass Valley, CA 95945
530-274-4712/lancel@cityofgrassvalley.com

RE: **Project Description** – Use Permit for AT&T to locate new 8-foot-tall wireless communications facilities on the roof of the Masonic Temple. All roof mounted antennas and equipment will be fully concealed inside of the faux penthouse, which will be painted and textured to match the façade of the Masonic Temple building. All ground mounted equipment shall be located inside of the building; not be visible from the public way.

As an interested party and/or Responsible or Trustee Agency, in accordance with the California Environmental Quality Act (CEQA), the above-described project is being distributed to you for review and comment. Your comments and/or conditions must be received, **in writing**, no later than **February 17, 2023**. If you need additional information to complete your review, please contact me at your earliest convenience at the above noted address.

Applicant: Nick Tagas, 51 wireless on behalf of AT&T

Owner: Masonic Temple Association of Grass Valley

APN: 008-346-008

File No: 23PLN-03

Project Location: The project is located at 126 South Auburn Street, Grass Valley, CA 95945.

General Plan: Commercial

Zoning: Town Core/Historic Overlay
(TC-H) Zone

Parcel Size: ±6,534 square feet

Water: City of Grass Valley

Sewer: City of Grass Valley

Attachments: Vicinity Map
Aerial Photograph
Historic Resources Survey
Universal/Use Permit Applications
Zoning Propagation Maps
Photo-Simulations
Project Plans

Comments: _____

Signed: _____ Title: _____ Date: _____

126 South Auburn Street



Parcel APN: 008-346-008

Multiple Situs Addresses

Land Value: \$22,740.00

Improvement Value: \$217,741.00

Acreage: Unknown

Zoning: TC-H GVCity

General Plan: C GVCity

Fire District: Grass Valley

Elementary Sch. Dist: Grass Valley

Water District:

Nevada Irrigation Dist:

Public Utility:

Park District:

Service Area: Solid Waste Grass Valley - Cse

Snow Load: 43 lbs/sqft

Wind Exposure: C

Climate Zone: 11

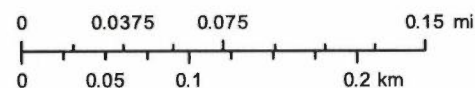
Elevation: 2,411 feet

Overview



February 1, 2023
© 2022 Nevada County GIS

Scale:
1:4,514



126 South Auburn Street



Parcel APN: 008-346-008

Multiple Situs Addresses

Land Value: \$22,740.00

Improvement Value: \$217,741.00

Acreage: Unknown

Zoning: TC-H GVCity

General Plan: C GVCity

Fire District: Grass Valley

Elementary Sch. Dist: Grass Valley

Water District:

Nevada Irrigation Dist:

Public Utility:

Park District:

Service Area: Solid Waste Grass Valley - Csa

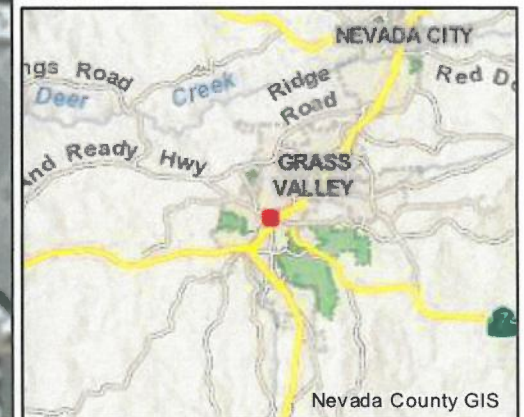
Snow Load: 43 lbs/sqft

Wind Exposure: C

Climate Zone: 11

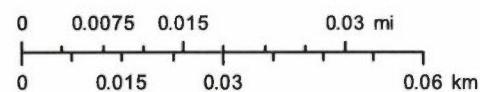
Elevation: 2,411 feet

Overview



February 1, 2023
© 2022 Nevada County GIS

Scale:
1:1,128



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: 124-128 South Auburn Street

- P1. **Other Identifier:** Downtown Grass Valley/APN 08-346-08/Masonic Hall/ Madison Lodge
- *P2. **Location:** ☐ Not for Publication ☒ Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 124-128 South Auburn Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of South Auburn Street at the corner of Bank Street.
- *P3a. **Description:**

The property consists of a four-story, Art Deco, masonry building built as Grass Valley's Masonic Hall on the upper three floors and retail stores on the ground floors. Character defining features of the building include a flat parapet roof, symmetrical facade featuring three vertical columns that extend beyond the height of the roof as one faces the building from S. Auburn Street flanked by two linear columns that run the past the fourth and third floors terminating at two round columns the run downward to the ground floor with finials atop the each column (the columns are painted sky blue and the finials are painted gold), flanking two round medallions with Masonic emblems, and 4 over 16 light industrial sash casement windows throughout the upper three floors. The vertical banks of windows are divided by shallow false pillars with rectilinear designs at the top of each pillar. Three linear incised lines run the length of the building on two elevations (south and east). The ground floor features two retail stores with replacement aluminum-sash display windows and two primary aluminum entry doors flanked by the round pillars. The south elevation feature a separate entrance and older display windows. A steel fire escape breaks the plane of the wall along the building's south elevation. The north elevation of the building lacks any fenestration or ornamentation.

- *P3b. **Resource Attributes:** HP-13, Masonic Lodge
- *P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

P5. **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



P5b. **Description of Photo:** View looking west at the building from S. Auburn Street.

*P6. **Date Constructed/Age and Sources:** ☒ Historic Circa 1925. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.

*P7. **Owner and Address:** Masonic Temple Association, 128 South Auburn Street, Grass Valley, CA 95945.

*P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*P9. **Date Recorded:** June 20, 2009

*P10. **Type of Survey:** ☒ Architectural

Describe: Historical Resources Inventory, Grass Valley 1872 Townsite.

*P11. **Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 2 of 2

*Resource Name or #: 124-128 South Auburn Street



View looking south at the Masonic Building from South Auburn Street.

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: 51 Wireless on behalf of AT&T	Name: MASONIC TEMPLE ASSOCIATION OF GRASS VALLEY
Address: 4040 Bonanza Way, Suite A	Address: 126 S Auburn St
Loomis, CA 95650	Grass Valley, CA 95945
Phone: 916-990-1446	Phone: 530-278-8743
E-mail: Nick.Tagas@51wireless.net	E-mail: rabuildinginspections@gmail.com

<u>Architect</u>	<u>Engineer</u>
Name: Streamline Eningeering	Name: Same as Architect
Address: 8445 Sierra College Blvd., Suite E	Address:
Granite Bay, CA 95746	
Phone: (916) 708-4235	Phone: ()
E-mail: sandell@streamlineeng.com	E-mail:

1. Project Information

- a. Project Name AT&T Site CVL01084 (Downtown Grass Valley)
- b. Project Address 126 S Auburn St, Grass Valley, CA 95945
- c. Assessor's Parcel No(s) 008-346-008-000
(include APN page(s))
- d. Lot Size 6, 534 sq. ft.

2. Project Description AT&T to install new wireless antennas inside of a new faux penthouse on the roof of the Masonic Temple.

All roof mounted equipmnet to be fully concealed inside of a faux penthouse which shall be painted and textured to match the facade of the building
All ground mounted equipment shall be located inside of the building and shall not be visible from the public right of way. See drawings for
more project specific details.

3. General Plan Land Use: TC-H

4. Zoning District: Commercial

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 uses including a coffee shop
a martial arts studio, and the Masonic Lodge for regular stated meetings, private membership.

B. Describe surrounding land uses:

North: Commercial
South: Commercial
East: Commercial
West: Neighborhood General

- 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): 16' x 16' (approx 256 sq ft)

- E. Proposed building height (measured from average finished grade to highest point): 63'-0"

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. Backup power batteries in the event of a power outage.

- 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

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.

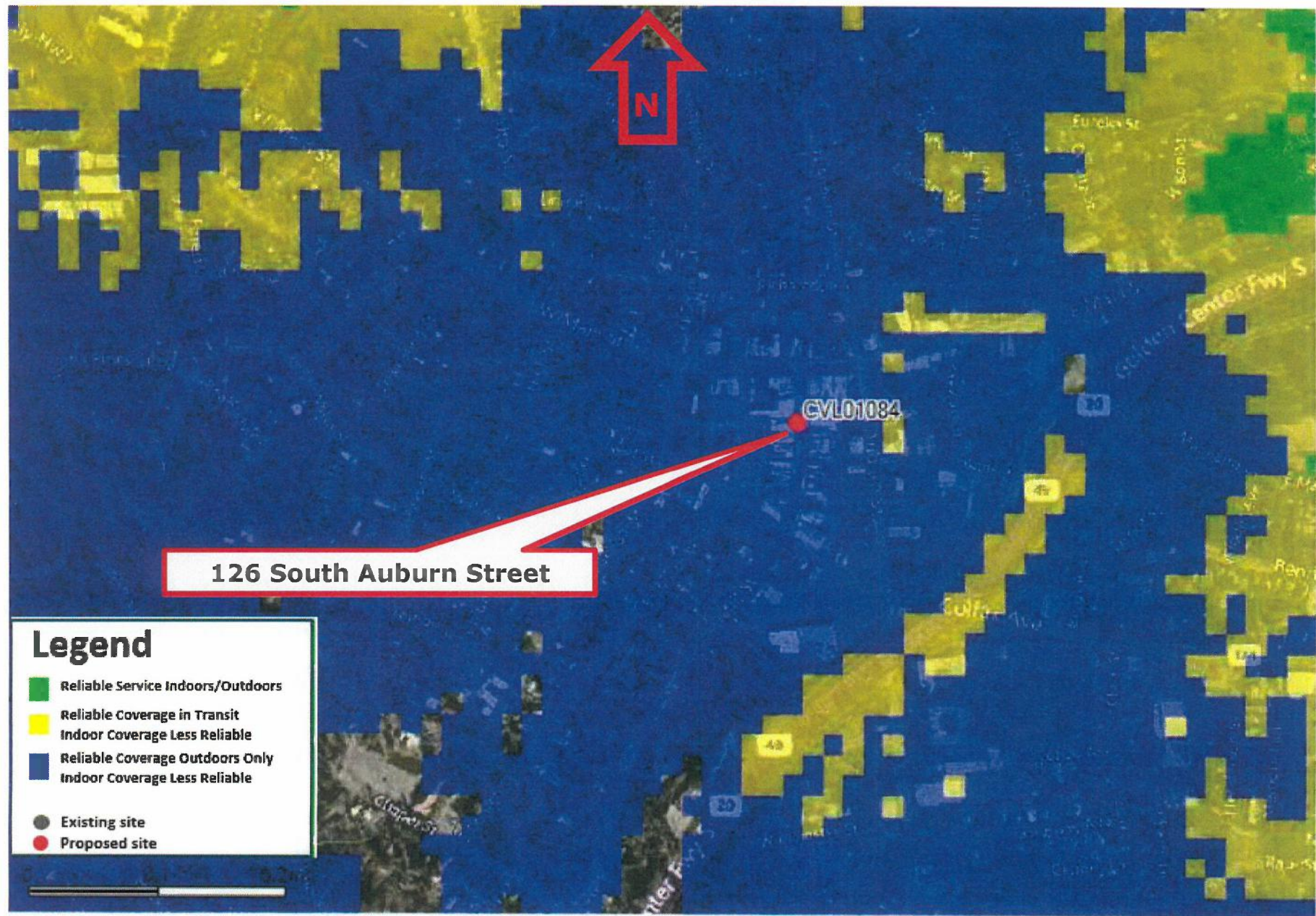
B. Site Plan:

- ☐ 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).

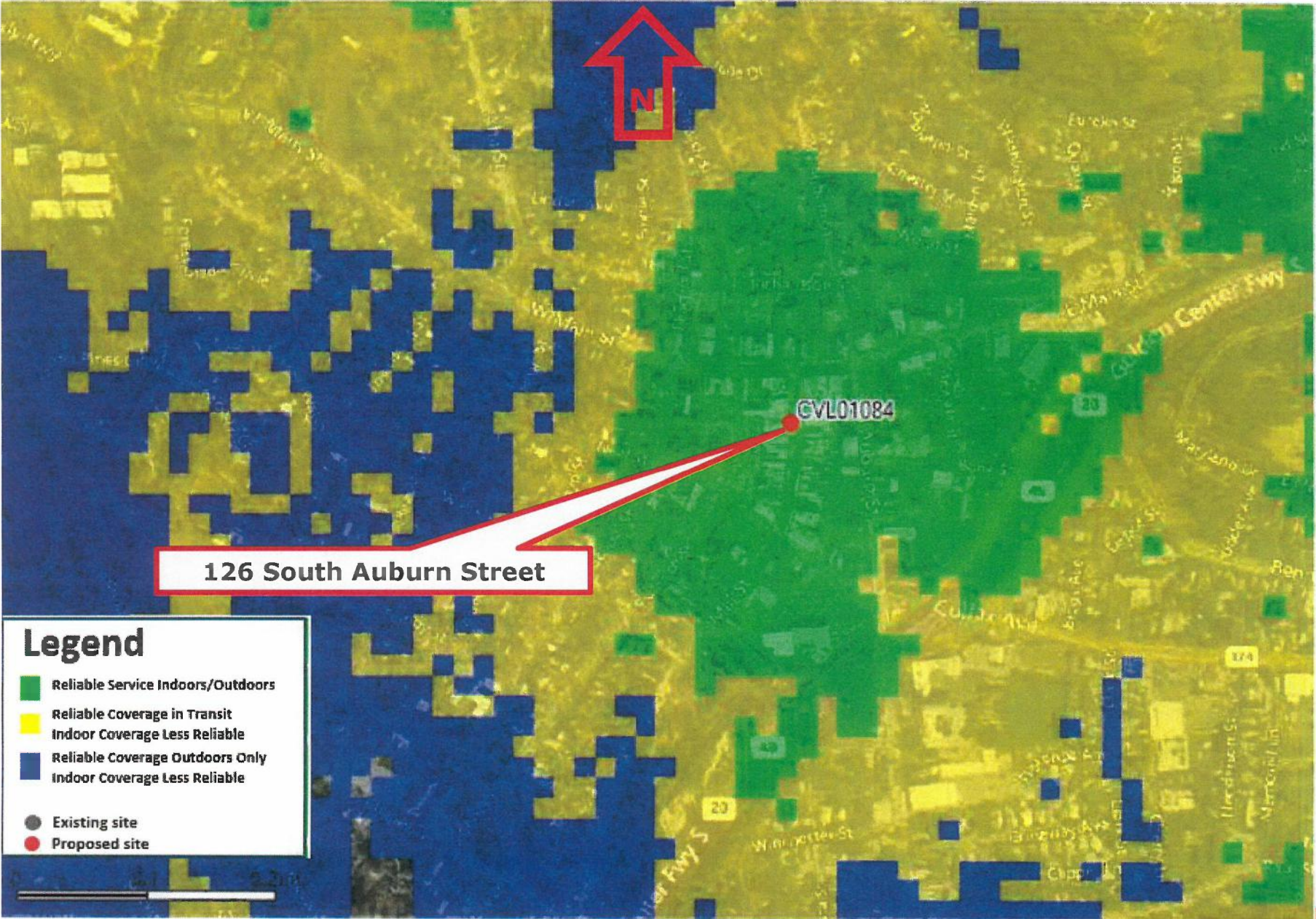
CVL01084 Zoning Propagation Map

September 19th , 2022

Existing LTE 700 Coverage



Proposed LTE 700 Coverage – 126 South Auburn Street@ (RC = 58.6 ft)



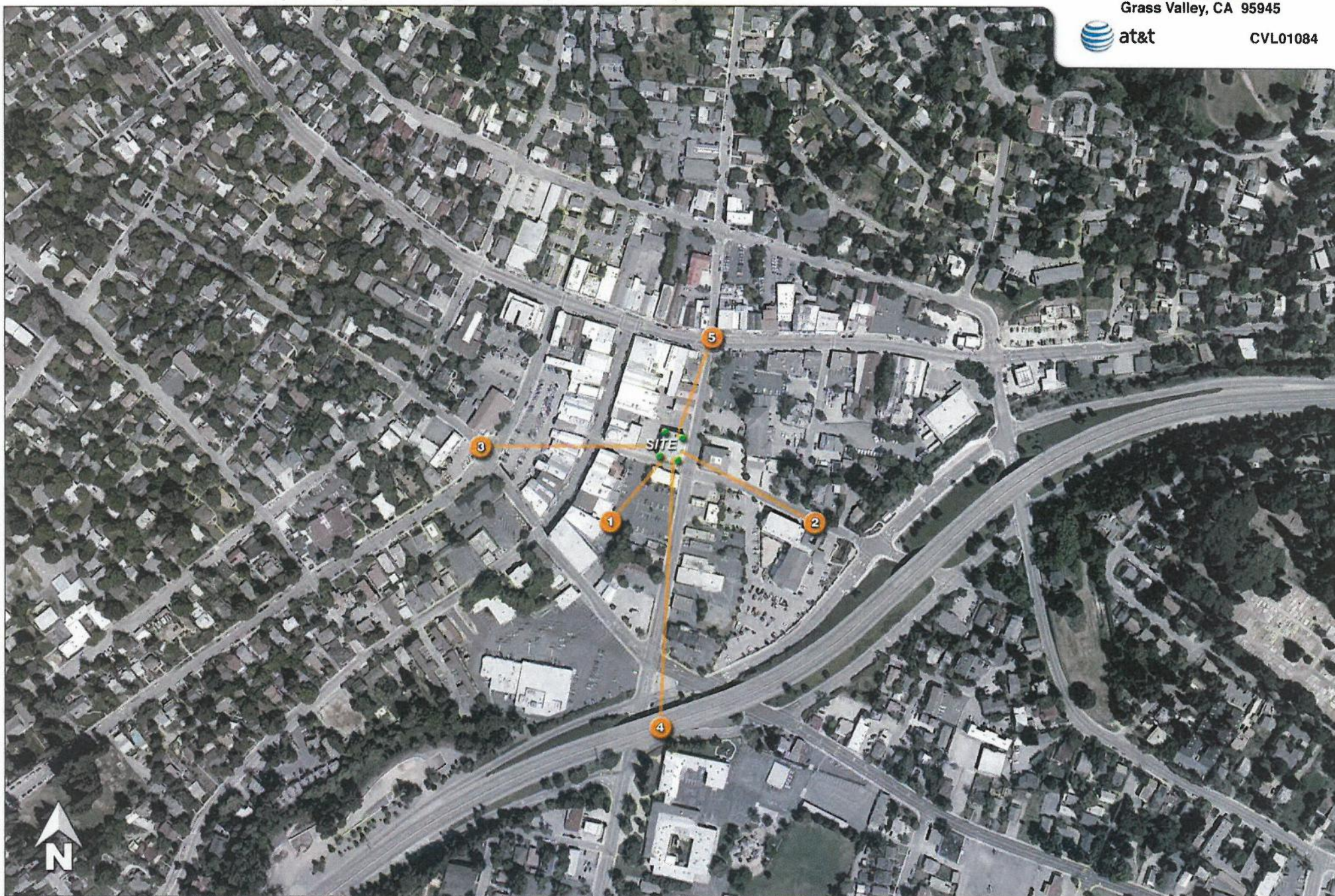
Aerial photograph showing the viewpoints for the photosimulations.

Masonic Lodge Eureka 23

126 S Auburn St
Grass Valley, CA 95945



CVL01084



1

Existing

Photosimulation of the view looking northeast from the adjacent parking lot, by the furniture stores.

Masonic Lodge Eureka 23

126 S Auburn St
Grass Valley, CA 95945

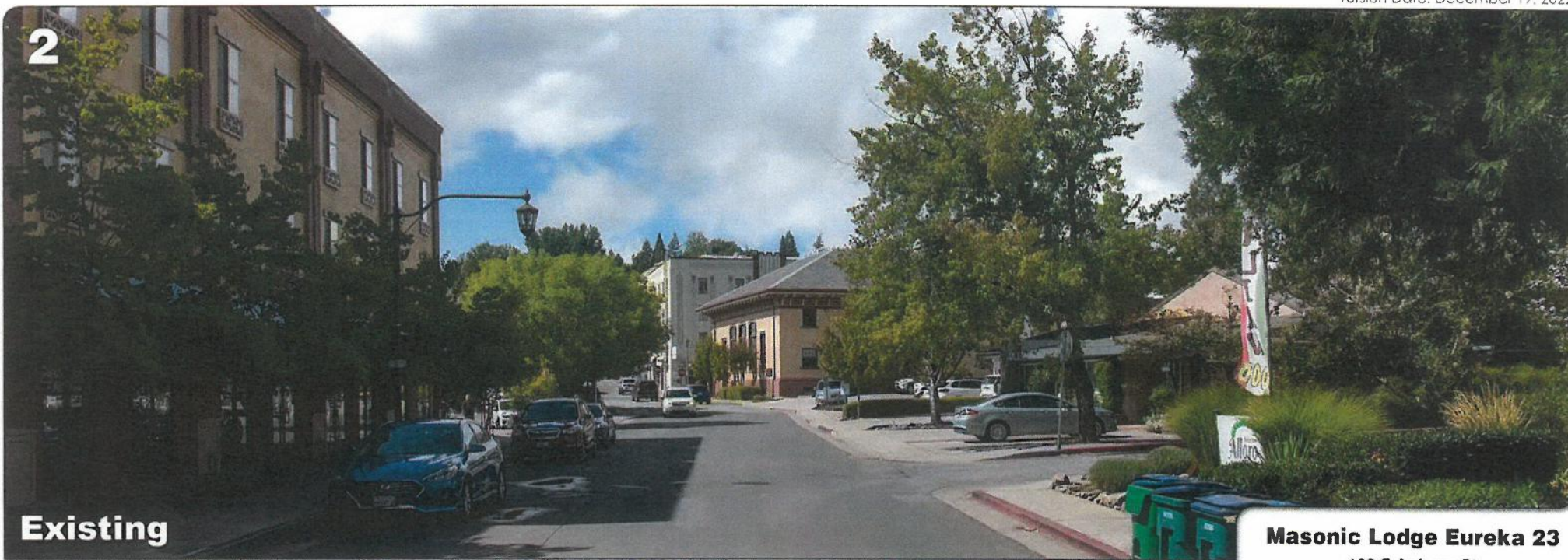


CVL01084

Proposed

Proposed antenna screens

2



Existing

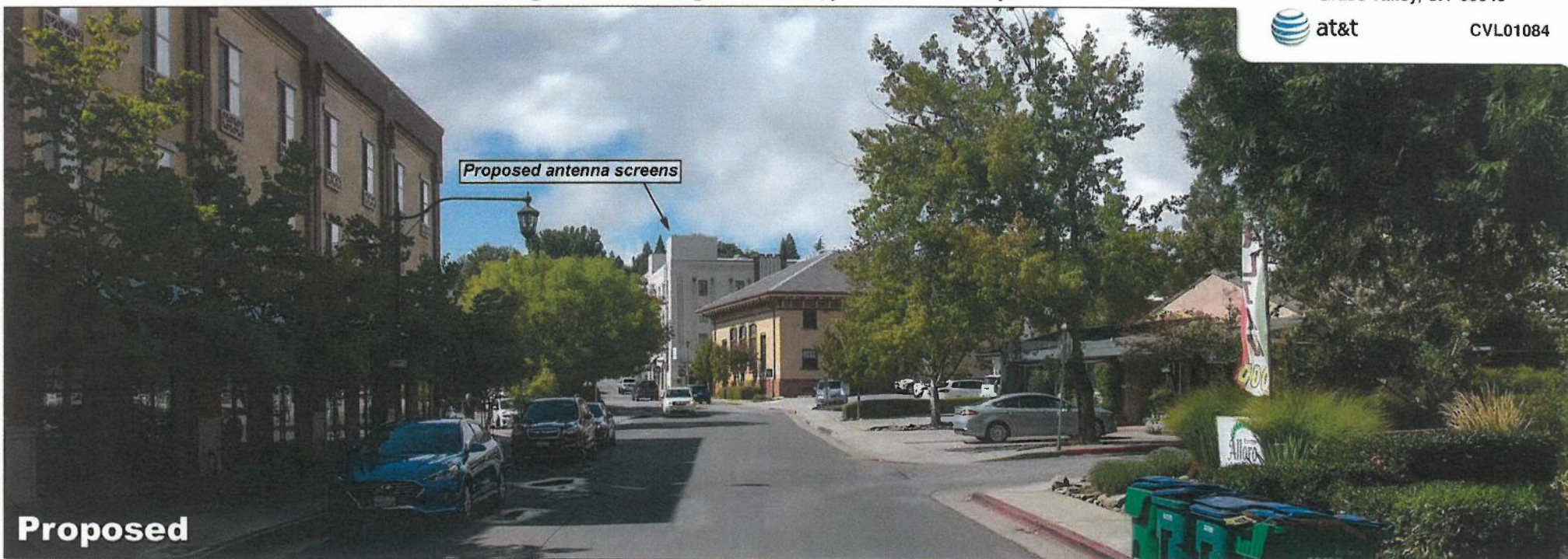
Photosimulation of the view looking northwest along Bank Street, just west of Tinloy St.

Masonic Lodge Eureka 23

126 S Auburn St
Grass Valley, CA 95945

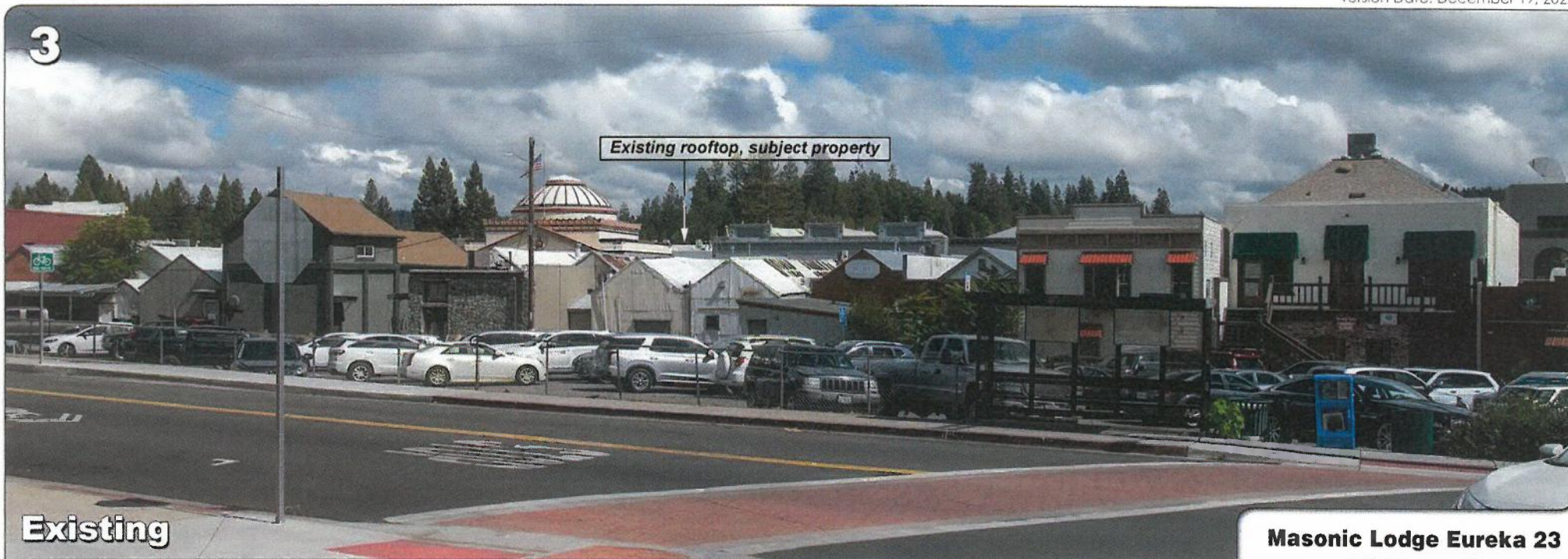


CVL01084



Proposed

3



Existing

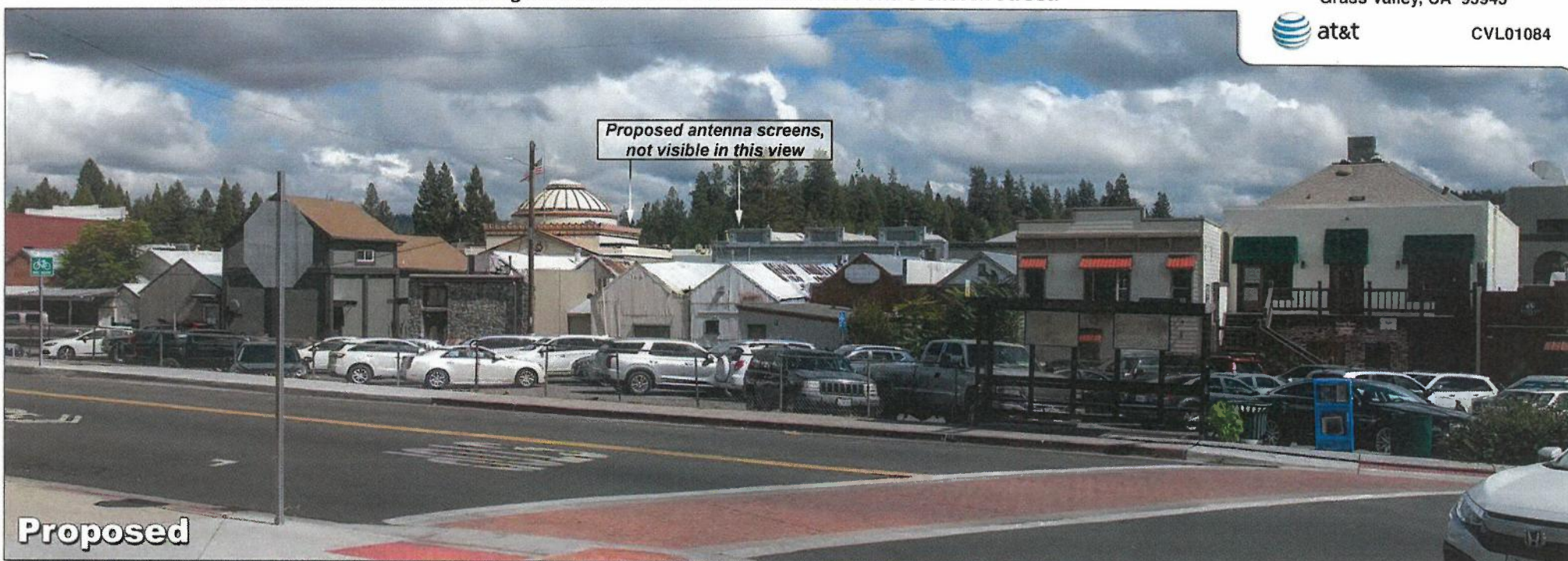
Photosimulation of the view looking east from the corner of Neal Street and S Church Street.

Masonic Lodge Eureka 23

126 S Auburn St
Grass Valley, CA 95945

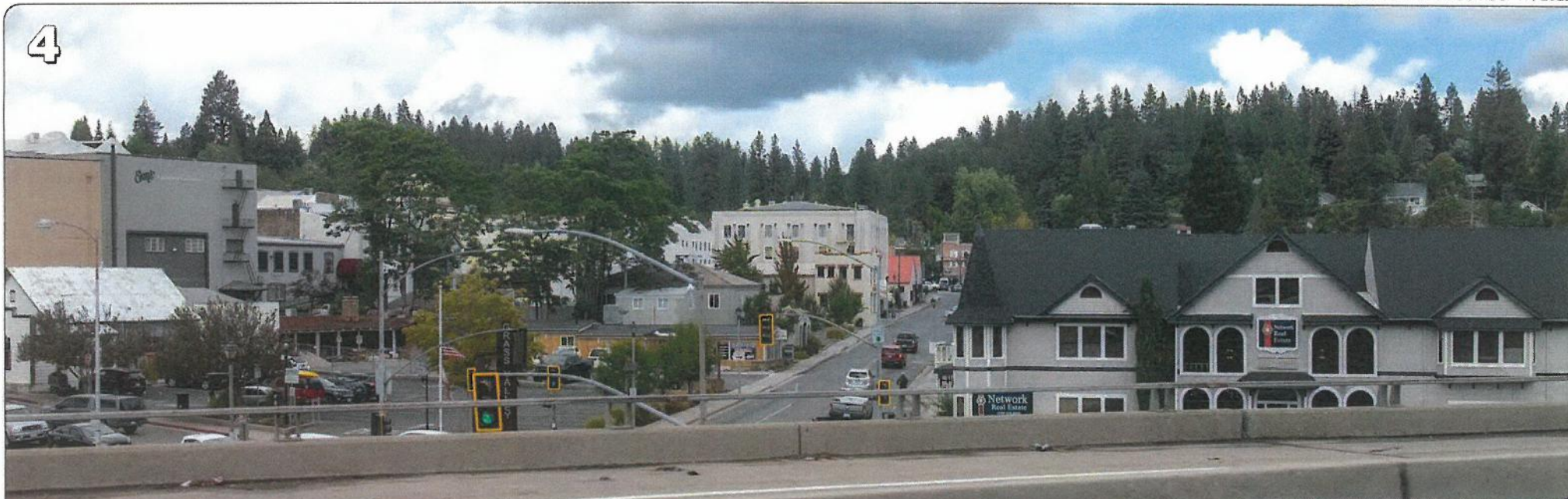


CVL01084



Proposed

4

**Existing**

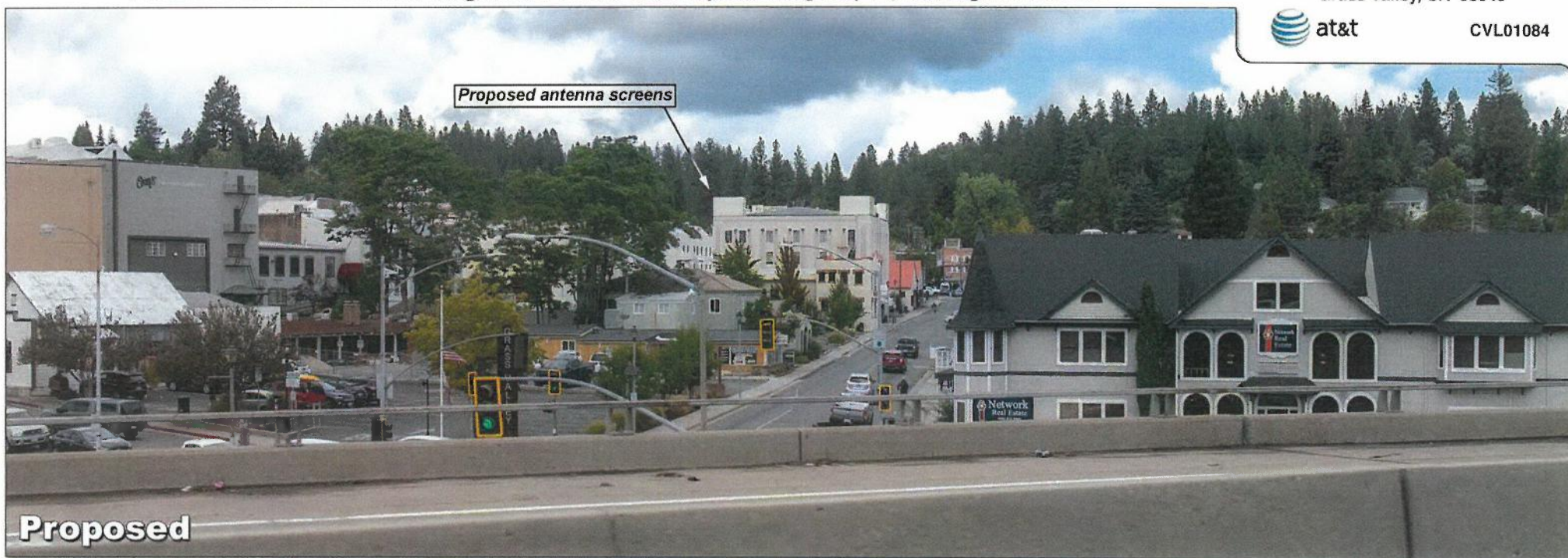
Photosimulation of the view looking north from the nearest point along Hwy 49, crossing S Auburn St.

Masonic Lodge Eureka 23

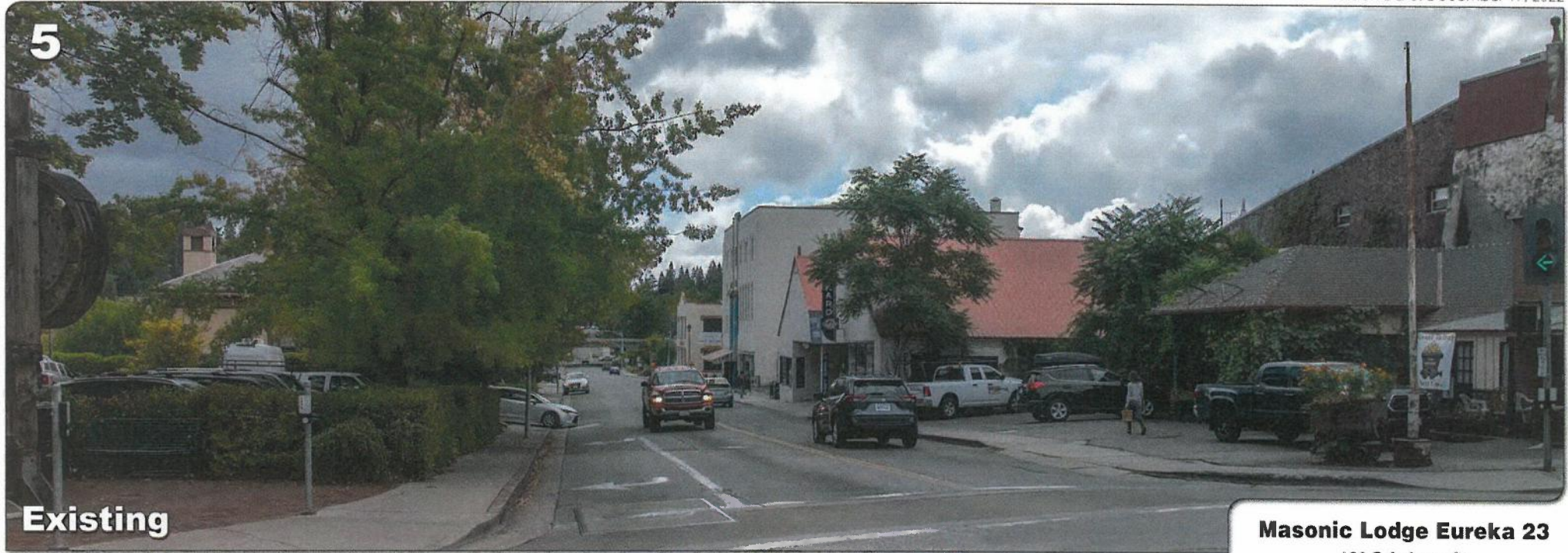
126 S Auburn St
Grass Valley, CA 95945



CVL01084

**Proposed**

5



Existing

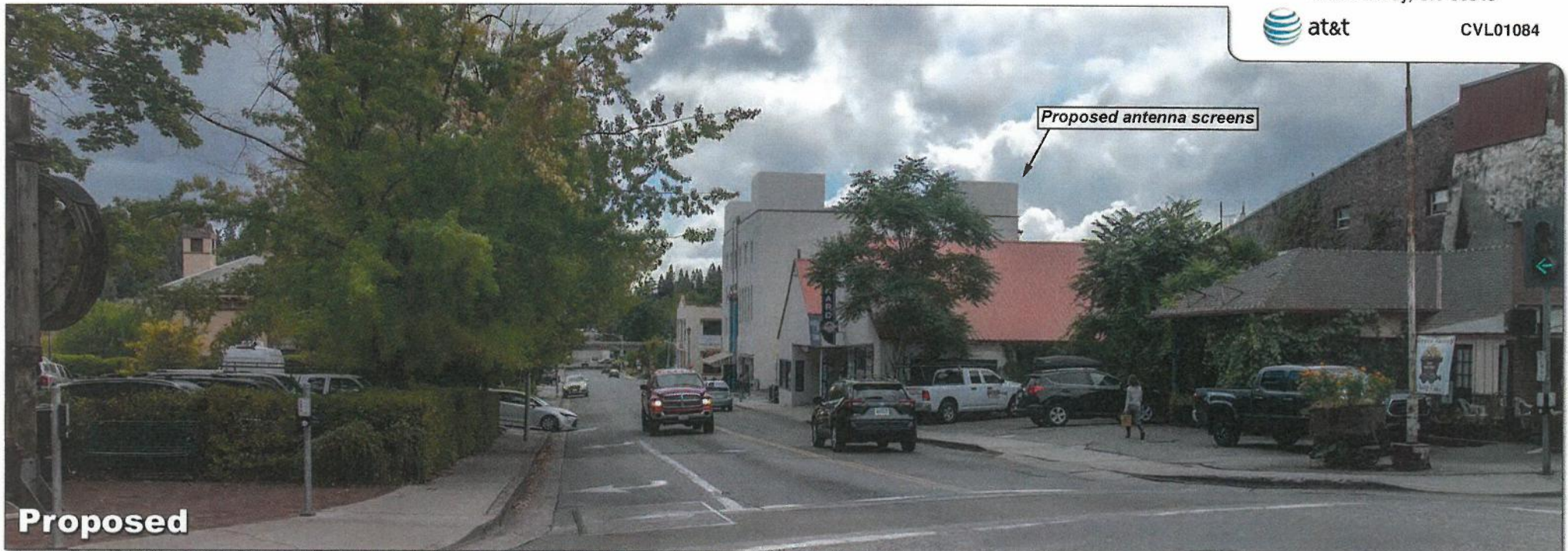
Photosimulation of the view looking south from Main Street at Auburn Street.

Masonic Lodge Eureka 23

126 S Auburn St
Grass Valley, CA 95945



CVL01084



Proposed