



PROJECT SUMMARY

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

Location/APNs: 109 Bank Street, Grass Valley, CA 95945 (APN: 008-373-018), located on the south side of Bank Street and immediately adjacent to the west of the Bank Street/Tinloy Street intersection. Located 550-feet northeast of the Safeway shopping center. Located on the west side of State Highway 49/20.

Current Zoning/General Plan: Town Core (TC) / Commercial (C)
Entitlements: Use Permit and Minor Development Review
Environmental Status: Initial Study/ Mitigated Negative Declaration
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

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

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

BACKGROUND

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

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

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

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

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

Surrounding Land Uses:

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

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

PROJECT PROPOSAL

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

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

The wireless telecommunication facility includes:

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

Electromagnetic Energy & Radiofrequency:

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

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

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

Fire and Flood Protection:

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

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

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

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

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

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

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

Utilities: The City of Grass Valley currently provides water/wastewater services to the developed project property. Electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed wireless facility meets required standards of [Chapter 17.46 – Telecommunications Facilities](#). The subject telecommunications facility is allowed subject to approval of a Major Use Permit.

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

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

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

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

The project supports and is consistent with goals and objectives of the [City of Grass Valley 2020 General Plan](#). A “goal” expresses a general community value, while an “objective” represents a specific outcome or intermediate step toward achieving that goal. The applicable goals and objectives and the project’s consistency with each are discussed below.

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

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

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

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

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

ENVIRONMENTAL DETERMINATION

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

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

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

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

FINDINGS

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

1. The Use Permit and Minor Development Review application (25PLN-0011) was received by the City of Grass Valley on March 26, 2025 and paid on April 07, 2025.
2. The City of Grass Valley Development Review Committee reviewed the Use Permit and Minor Development Application (25PLN-0011) at their regular meeting on April 28, 2026.
3. The City of Grass Valley Planning Commission reviewed the Use Permit and Minor Development Review application (25PLN-0011) at their regular meeting on May 19, 2026.

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

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

- The proposed telecommunications facility, as recommended by Planning staff at a height of 65 feet, is no taller than necessary to meet the technical requirements of the wireless telecommunication facility. Submitted coverage maps and demonstrate that the reduced height provides sufficient coverage to address the identified service gap in the area, while minimizing visual impacts. The recommended reduction from the applicant's proposed height reflects a balance between operational needs and compatibility with the surrounding built environment.
5. The applicant has agreed to accept proposals from future applicants to collocate at the approved site;
 - The applicant has indicated that the facility will be designed to accommodate future collocation opportunities, consistent with industry standards and City requirements. Collocation reduces the need for additional telecommunication facilities within the community and supports efficient use of infrastructure.
 6. The project as proposed is necessary for the provision of an efficient wireless communication system;
 - The project is necessary to improve wireless service coverage and network reliability within the surrounding area. The facility is intended to address an identified gap in service and enhance connectivity for residents, businesses, and emergency communications. The recommended 65-foot height allows the facility to function effectively while reducing potential visual impacts.
 7. The communication facility will not adversely impact the character and aesthetics of any public right-of-way; and
 - The facility is designed as a camouflaged clock tower incorporating architectural features intended to reflect the character of the surrounding area and the City's historic context. With the recommended reduction in height to 65-feet, the facility is more proportionate to existing nearby structures and reduces visual prominence from public viewpoints, including adjacent roadways. Design review through the Development Review Committee and Planning Commission ensures that the final design is compatible with the visual character of the area.
 8. The communication facility complies with all applicable requirements of this chapter.
 - The proposed telecommunications facility, as conditioned, complies with the applicable development standards of Chapter 17.46 of the Municipal Code. Where strict compliance is not feasible, such as setback requirements on a fully developed site, the project satisfies the intent of the code through site design, placement, and architectural camouflage. The recommended height reduction further supports consistency with applicable standards.

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

9. The proposed project is consistent with the general plan and any applicable specific plan;
 - The project is consistent with the Grass Valley 2020 General Plan, including Land Use Policy 32-LUP, which encourages development of modern telecommunications infrastructure to support economic development and telecommuting. The facility also aligns with safety goals by supporting reliable communication systems. The recommended 65-foot height helps ensure visual compatibility with existing development in the surrounding area while maintaining functionality.
10. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
 - Telecommunications facilities are permitted within the Town Core (TC) zone subject to approval of a Use Permit. The project, as conditioned and with the recommended height of 65 feet, complies with applicable provisions of the Municipal Code, including Chapter 17.46, and meets the intent of development standards.
11. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.
 - The project has been designed to incorporate a clock tower façade designed with architectural features consistent with the 1872 Historic Townsite Design Guidelines, additional guidance from a local historian, and the existing hotel building, intended to reduce visual impacts. The recommended reduction in height improves proportionality with nearby development and supports compliance with applicable design guidelines and review standards.

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

12. The proposed project is consistent with the general plan and any applicable specific plan;
 - The proposed project is consistent with the Grass Valley 2020 General Plan, to include policies supporting infrastructure development and community safety. The recommended 65-foot height ensures the project remains compatible with surrounding development while meeting operational needs.
13. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code;
 - The project is permitted within the Town Core (TC) zone subject to discretionary/Use Permit approval and complies with applicable Municipal Code provisions, including development standards and telecommunications facility requirements.

14. The design, location, size and characteristics of the proposed project are in compliance with any project specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.
 - The design, location, and scale of the proposed telecommunications facility, including the recommended 65-foot height and clock tower camouflage, are compatible with the surrounding built environment. The project has been reviewed for consistency with applicable design standards and will be subject to Conditions of Approval to ensure continued compliance.
15. The Development Review Committee and Planning Commission have reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. An Initial Study / Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review pursuant to CEQA Guidelines §15073. After considering the whole record, including the IS/MND and any comments received, the Committee/Commission finds there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment and that the IS/MND reflects the City's independent judgment and analysis. The Committee/Commission further finds that a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and will be implemented in accordance with CEQA §15097 to ensure that all adopted Mitigation Measures are carried out.

ATTACHMENTS

1. Resolution 2026-01 (Initial Study/Mitigated Negative Declaration)
2. Resolution 2026-02 (Use Permit and Minor Development Review)
3. Vicinity Map
4. Aerial Map
5. Universal Application
6. Nevada County Environmental Health – Comment Letter
7. Project Plans – Complete Development Plans (Submittal 4 - 14 Pages)
8. Tower Photo simulations (Submittal 4)
9. Coverage Map (Submittal 4)
10. Alternative Site Analysis (Submittal 3) – Co-Location and Alternative Analysis
11. Alternative Site Analysis (Submittal 4)– Response from Applicant (Requested by City Staff)
12. Electromagnetic Energy & Radiofrequency (EME-RF) Report (Submittal 4)
13. Draft Conditions of Approval
14. Mitigation Monitoring and Reporting Program (MMRP)
15. Draft Initial Study/Mitigated Negative Declaration (State Clearing House Number: 2026040727); Published April 16, 2026
 - Document may be viewed at:
 - https://www.grassvalleyca.gov/sites/main/files/file-attachments/1_draft_ismnd_-_ceqa_submit.pdf?1775750375

RESOLUTION NO. 2026-01

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that:

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

ATTACHMENT 1

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

AYES:

NOES:

ABSENT:

NOT VOTING:

Ari Brouillette, Chair
City of Grass Valley

ATTEST:

Taylor Whittingslow, Deputy City Manager
City of Grass Valley

APPROVED AS TO FORM:

David Ruderman, City Attorney
City of Grass Valley

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENT 2

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

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

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

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

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

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

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

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

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

ATTACHMENT 2

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

AYES:

NOES:

ABSENT:

NOT VOTING:

Ari Brouillette, Chair
City of Grass Valley

ATTEST:

Taylor Whittingslow, Deputy City Manager
City of Grass Valley

APPROVED AS TO FORM:

David Ruderman, City Attorney
City of Grass Valley

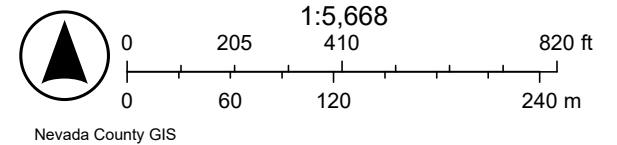
Exhibit A: Conditions of Project Approval and Mitigated Monitoring and Reporting Program
(25PLN-0011)

Project Site - Gold Miner's Inn

ATTACHMENT 3



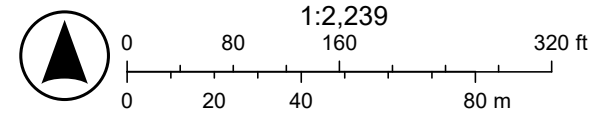
3/19/2026, 6:45:17 AM



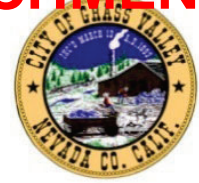
Nevada County GIS



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



**UNIVERSAL PLANNING
 APPLICATION**



Application Types

Administrative

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

Development Review

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

Entitlements

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

Environmental

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

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

Sign Reviews

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

Subdivisions

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

Use Permits

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

Variances

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

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

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

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

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

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

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

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

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

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

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: 51 Wireless on behalf of AT&T	Name: Nick Hayhurst, Sr., Hallmark Funding Corporation (Miners Inn Hotel)
Address: 4930 Pacific St Rocklin, CA 95677	Address: 126 S Auburn Street Grass Valley, CA 95945
Phone: 916-990-1446	Phone: 530-383-6614
E-mail: Nick.Tagas@51wireless.net	E-mail: hayref@jps.net

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

1. Project Information

- a. Project Name AT&T Site CVL01084 (Downtown Grass Valley)
- b. Project Address 109 Bank Street, Grass Valley, CA 95945
- c. Assessor's Parcel No(s) 008-373-018-000
(include APN page(s))
- d. Lot Size 2.49 acres

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

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

3. General Plan Land Use: TC

4. Zoning District: Commercial

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

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

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

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

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

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

Property Owner/*Representative Signature: _____

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

Applicant Signature: *Nicholas Tagas*

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

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

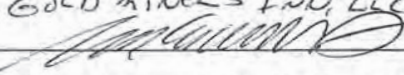
The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

- 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.
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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: _____

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



Community Development Agency

Environmental Health

Env.Health@nevadacountyca.gov
www.nevadacountyca.gov/eh

ATTACHMENT 6

950 Maidu Avenue, Suite #170
PO BOX #599002
Nevada City, CA 95959

PH: (530) 265-1222 ext. 3
FAX: (530) 265-9854

Environmental Health Approval with Conditions

25PLN-11

121 Bank Street, Grass Valley CA, 95945

October 10, 2025

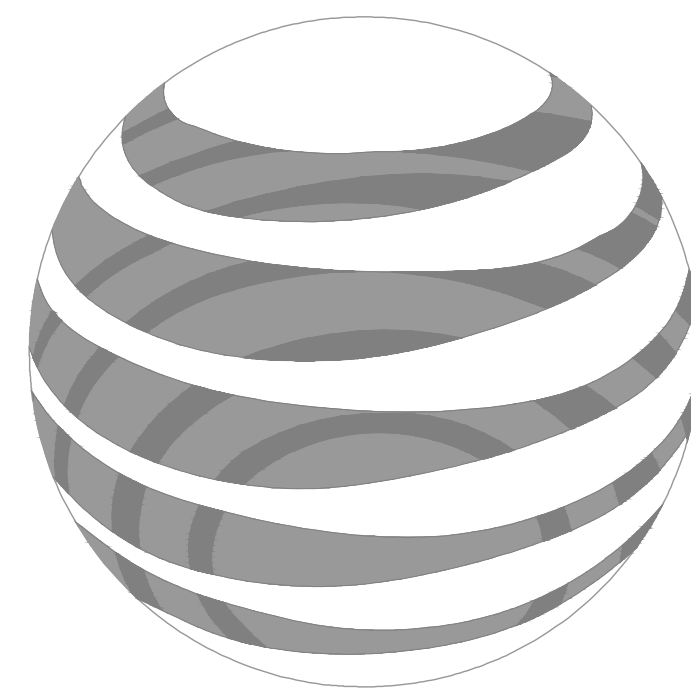
Your plans have been reviewed by Drew Cline. If you have any questions, please call (530)265-1363 or email drew.cline@nevadacountyca.gov

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

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

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

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



at&t

ATTACHMENT 7

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

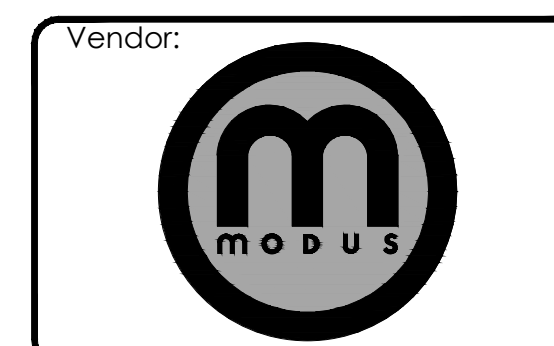
121 BANK STREET
GRASS VALLEY, CA 95945
JURISDICTION: CITY OF GRASS VALLEY
APN: 008-373-018-000

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

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

PREPARED FOR

5005 Executive Parkway
San Ramon, California 94583



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

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

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

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

ENGINEER:

3840 Taylor Road, Suite A, Lodi, CA 95240
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 BE KEPT IN THE OFFICE OF THE ENGINEER. NO PARTS ARE TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. COPYRIGHT 2025 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

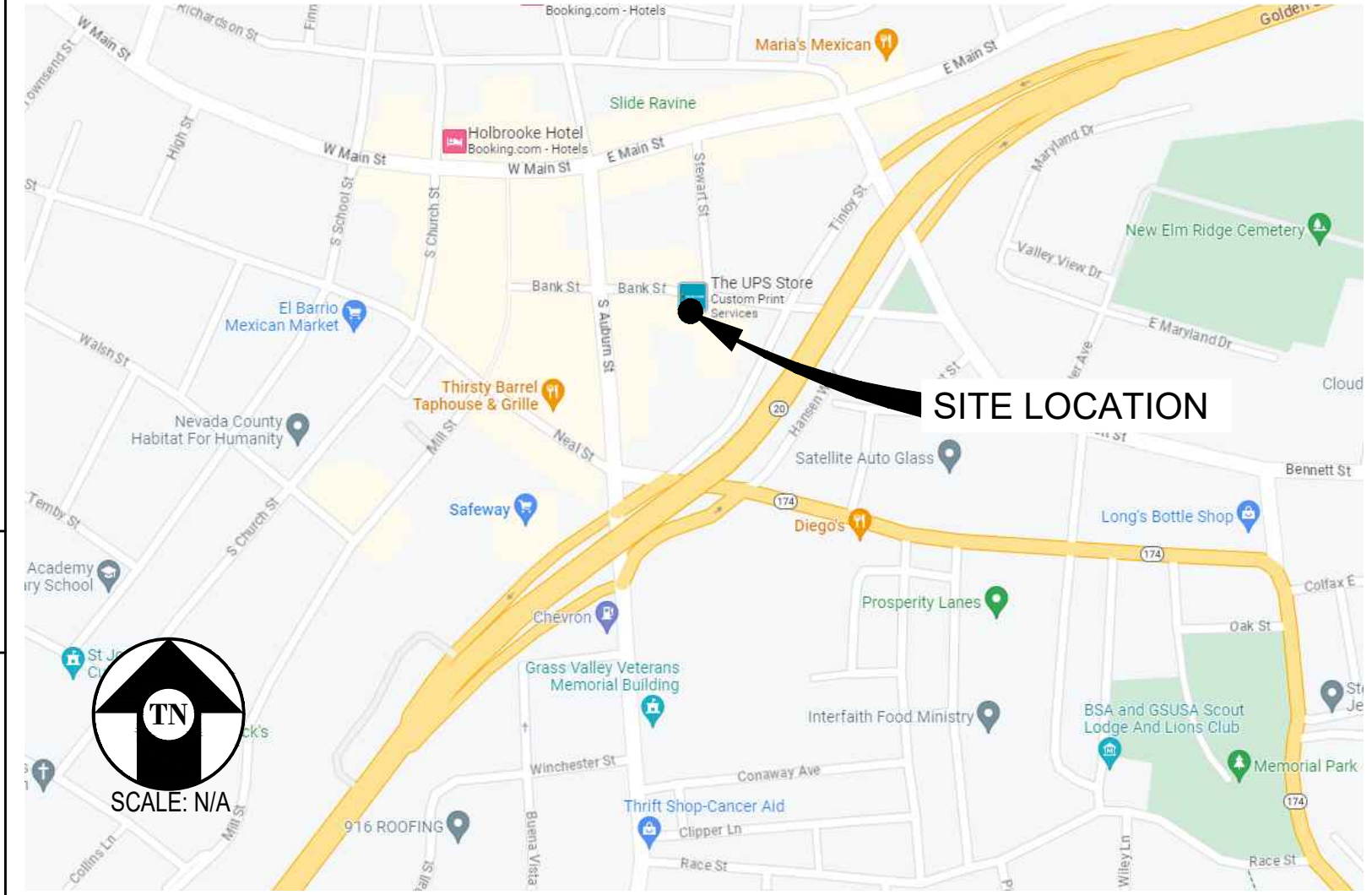
PROJECT DESCRIPTION

- A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:
- (N) 23'-10"x18'-4" (441 SQ FT) LEASE AREA W/ (N) FRP TOWER
 - (12) (N) AT&T ANTENNAS ON (N) MOUNTS INSIDE (N) FRP TOWER
 - (12) (N) RRH UNITS @ ANTENNAS
 - (3) (N) SURGE SUPPRESSORS @ ANTENNAS
 - (3) (N) OUTDOOR EQUIPMENT CABINETS INSIDE (N) TOWER
 - (N) RAYCAP DC50 SURGE SUPPRESSION BOX @ EQUIPMENT
 - (N) POWER & FIBER TO SITE

PROJECT INFORMATION

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

VICINITY MAP



DRIVING DIRECTIONS

- FROM: 5005 EXECUTIVE PARKWAY, SAN RAMON, CA 94583
TO: 109 BANK STREET, GRASS VALLEY, CA 95945
- HEAD SOUTHWEST 33 FT
 - TURN RIGHT 12 FT
 - TURN LEFT TOWARD EXECUTIVE PKWY 164 FT
 - TURN RIGHT TOWARD EXECUTIVE PKWY 295 FT
 - TURN RIGHT ONTO EXECUTIVE PKWY 0.2 MI
 - TURN LEFT ONTO CAMINO RAMON 0.8 MI
 - USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD 0.2 MI
 - USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N 0.4 MI
 - MERGE ONTO I-680 N 20.0 MI
 - KEEP LEFT AT FORK TO CONTINUE ON I-680 14.4 MI
 - TAKE EXIT 71A ONTO I-80 E 0.4 MI
 - MERGE ONTO I-80 E 41.4 MI
 - USE THE RIGHT 2 LANES TO TAKE THE I-80 EXIT TOWARD RENO 0.7 MI
 - CONTINUE ONTO I-80 E 36.5 MI
 - TAKE EXIT 119B FOR CA-49 0.2 MI
 - USE THE LEFT 2 LANES TO TURN LEFT ONTO CA-193 W/CA-49 N 23.1 MI
 - TAKE EXIT 182A FOR CA-174 TOWARD COLFAX/GRASS VALLEY 0.2 MI
 - TURN LEFT ONTO CA-174E/HANSEN WAY 0.1 MI
 - CONTINUE STRAIGHT ONTO HANSEN WAY 0.1 MI
 - TURN LEFT ONTO BANK ST 0.1 MI
- END AT: 109 BANK STREET, GRASS VALLEY, CA 95945
ESTIMATED TIME: 2 HOUR 9 MINUTES ESTIMATED DISTANCE: 139 MILES

CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

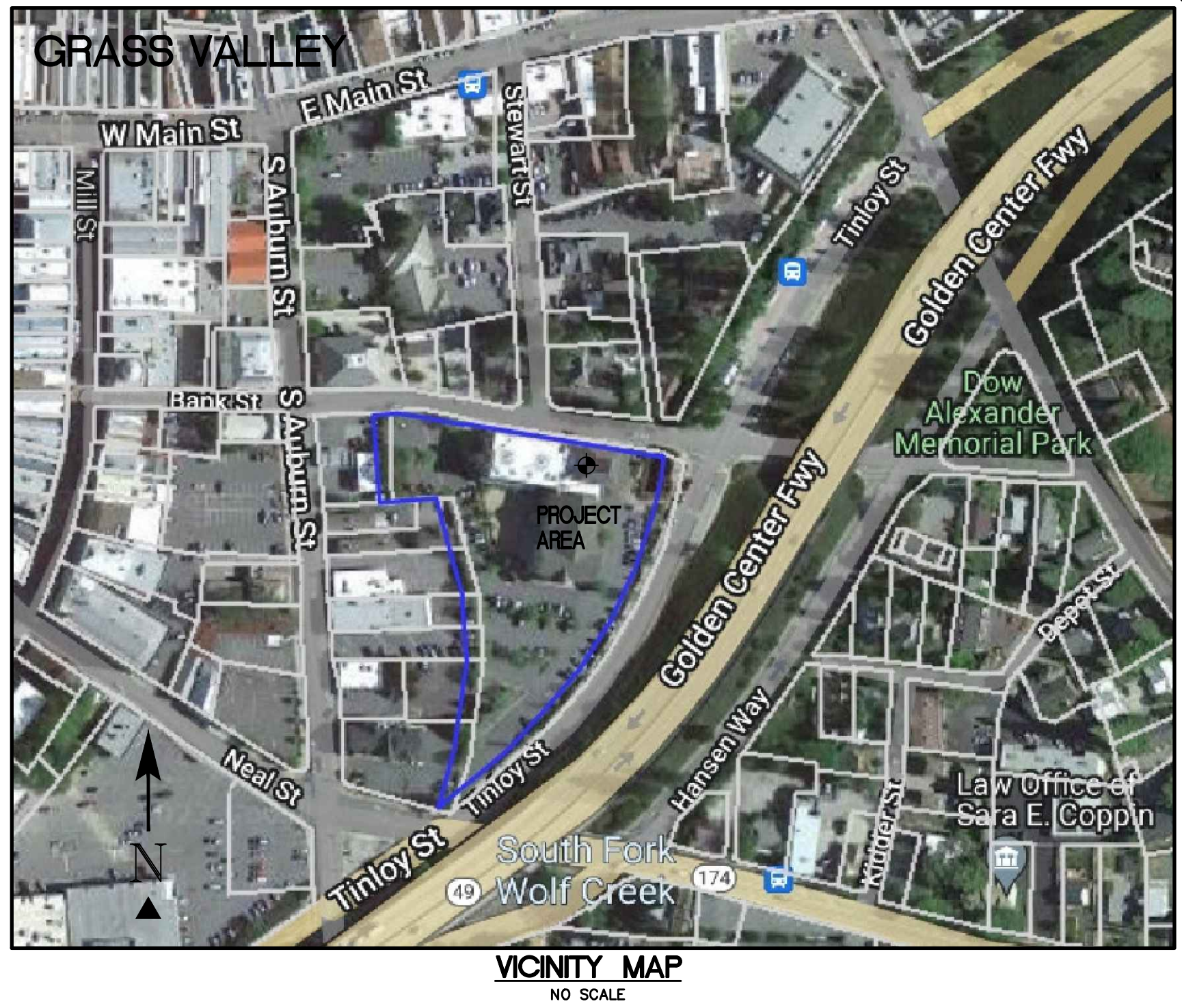
DISABLED ACCESS REQUIREMENTS

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

SHEET INDEX

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

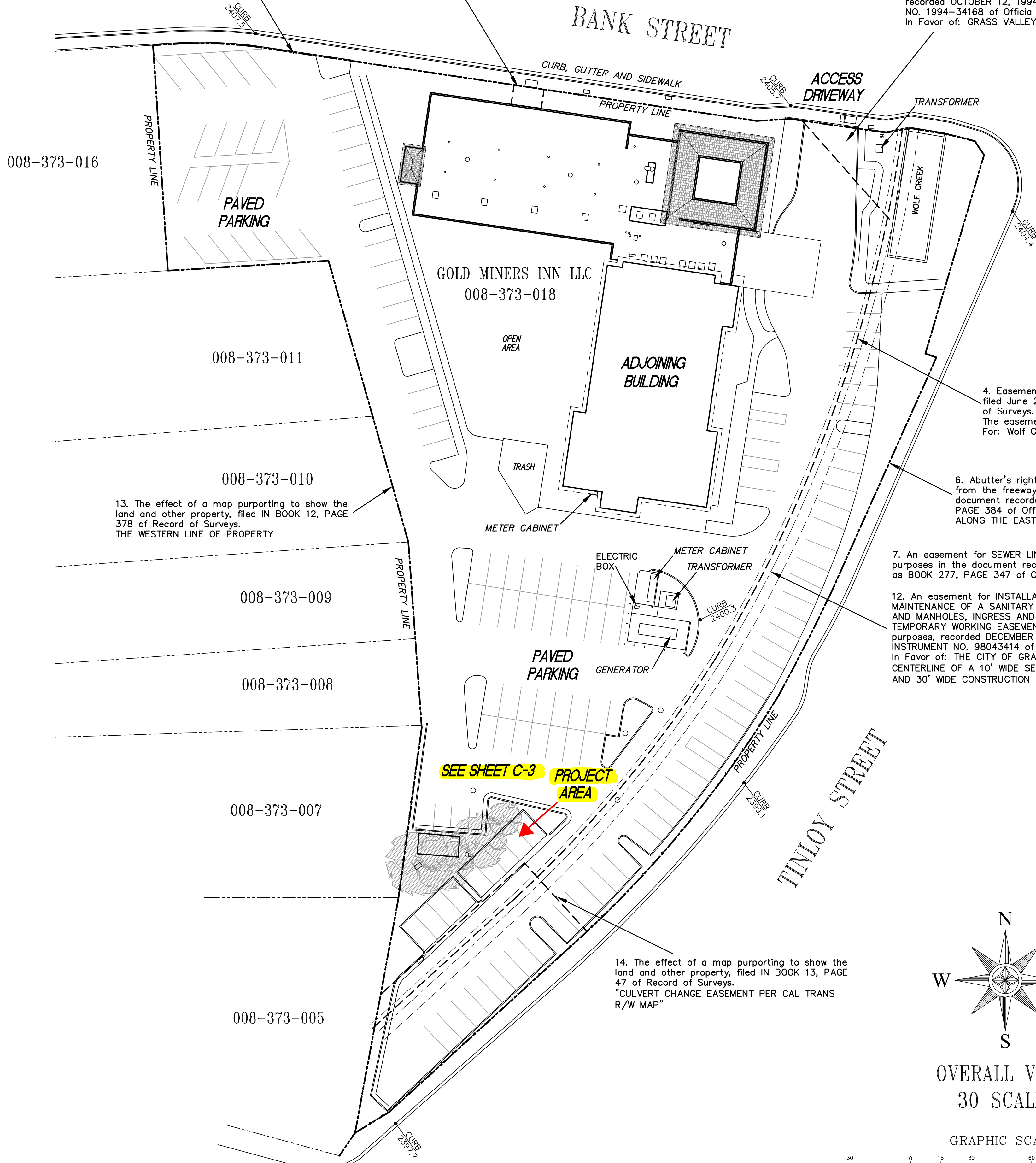
ATTACHMENT 7



19. The terms, provisions and easement(s) contained in the document entitled "ACCESS AGREEMENT" recorded SEPTEMBER 09, 2005 as INSTRUMENT NO. 2005-0035754 of Official Records.

11. An easement for PUBLIC UTILITIES and incidental purposes, recorded OCTOBER 12, 1994 as INSTRUMENT NO. 1994-34169 of Official Records. In Favor of: GRASS VALLEY REDEVELOPMENT AGENCY

10. An easement for DRAINAGE and incidental purposes, recorded OCTOBER 12, 1994 as INSTRUMENT NO. 1994-34168 of Official Records. In Favor of: GRASS VALLEY REDEVELOPMENT AGENCY



13. The effect of a map purporting to show the land and other property, filed IN BOOK 12, PAGE 378 of Record of Surveys. THE WESTERN LINE OF PROPERTY

7. An easement for SEWER LINE and incidental purposes in the document recorded APRIL 8, 1960 as BOOK 277, PAGE 347 of Official Records.

12. An easement for INSTALLATION, OPERATION, MAINTENANCE OF A SANITARY SEWER PIPELINE AND MANHOLES, INGRESS AND EGRESS AND TEMPORARY WORKING EASEMENT and incidental purposes, recorded DECEMBER 24, 1998 as INSTRUMENT NO. 98043414 of Official Records. In Favor of: THE CITY OF GRASS VALLEY CENTERLINE OF A 10' WIDE SEWER EASEMENT AND 30' WIDE CONSTRUCTION EASEMENT

14. The effect of a map purporting to show the land and other property, filed IN BOOK 13, PAGE 47 of Record of Surveys. "CULVERT CHANGE EASEMENT PER CAL TRANS R/W MAP"

4. Easements and notes as contained on the map filed June 22, 1940, in Book 1, Page 33 of Record of Surveys. The easements shown thereon are as follows: For: Wolf Creek

6. Abutter's rights of ingress and egress to or from the freeway have been relinquished in the document recorded MAY 19, 1959 as BOOK 261, PAGE 384 of Official Records. ALONG THE EASTERN LINE OF PROPERTY

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

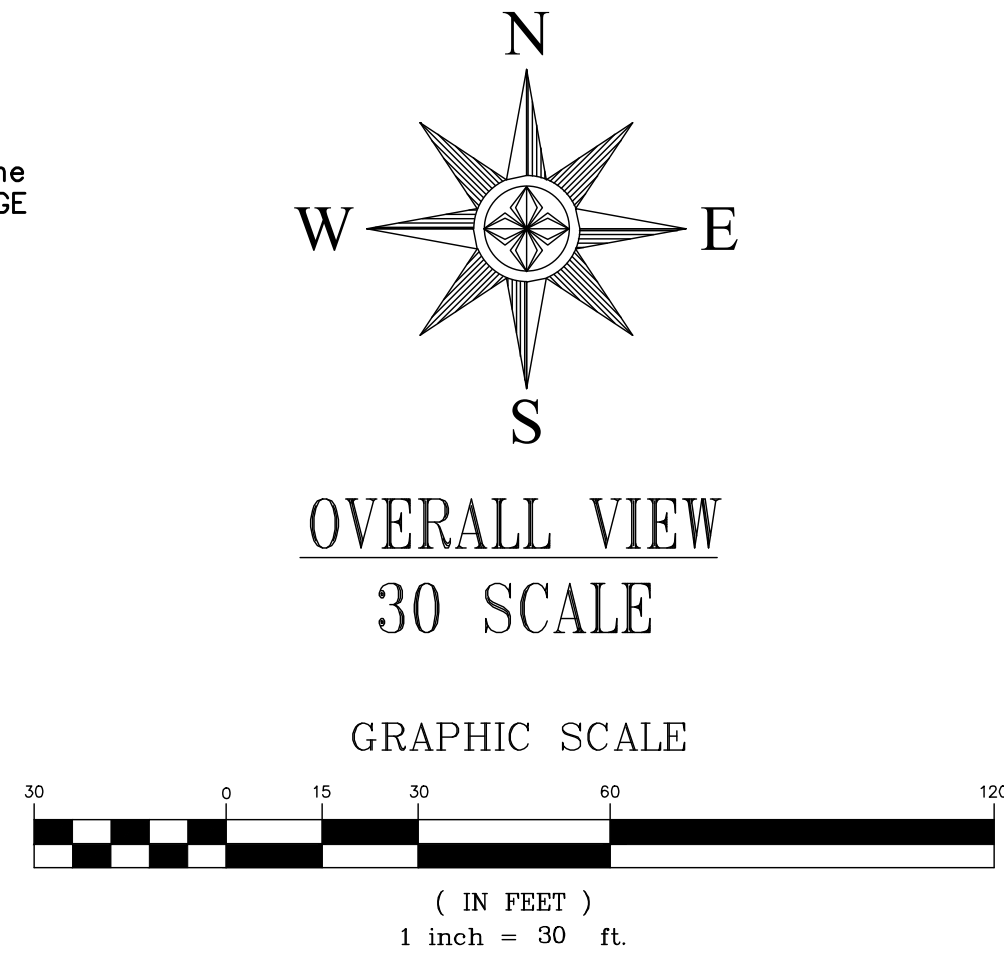
TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: 5026900-6995835, DATED: APRIL 10, 2025. LOT 5 PTN 18,19,20 BLK 28 GV, AND AS SHOWN ON SAID TITLE REPORT.

SURVEY DATE

6/14/2023

LEGEND

SDMH	STORM DRAIN MANHOLE	W	WATER CONTROL VALVE
VG	VALLEY GUTTER	⊗	FIRE HYDRANT
DI	DRAIN INLET	⊙	GUY CONDUCTOR
GR	GROUND SHOT	⊕	FOUND AS NOTED
EP	EDGE OF PAVEMENT	⊖	POWER POLE
DWY	ACCESS DRIVEWAY	⊛	LIGHT POLE
PS	PARKING SPACE	⊞	ELECTRICAL TRANSFORMER
SW	SIDEWALK	⊠	AIR CONDITIONING UNIT
PAR	TOP OF PARAPET	⊡	TELEPHONE PEDESTAL
ROOF	TOP OF ROOF	⊢	TELEPHONE VAULT
SSMH	SEWER MANHOLE	⊣	TELEPHONE MANHOLE
SSCO	SEWER CLEAN OUT	⊤	GAS VALVE
⊕	GEODEIC COORDINATES	⊥	GAS METER
⊙	SPOT ELEVATION		
⊛	DISH ANTENNA		



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

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



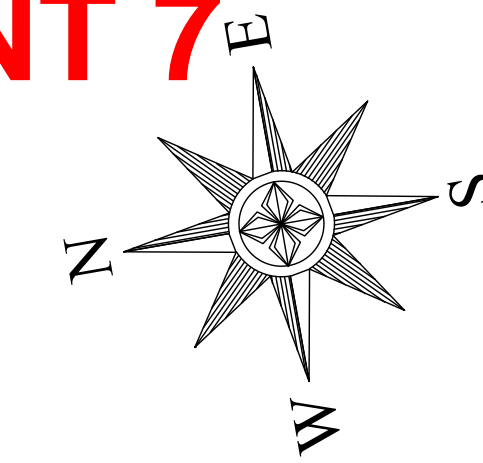
at&t
 2600 CAMINO RAMON
 4TH FLOOR, WEST WING
 SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
 EXISTING CONDITIONS

CVL01084
 MINERS INN
 109 BANK STREET
 GRASS VALLEY, CA 95945

C-1
 SHEET 1 of 3

ATTACHMENT 7



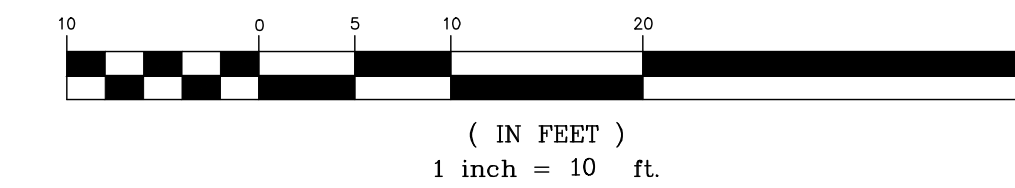
GEODETIC
COORDINATES
TAKEN HERE AT
CENTER OF SECTORS

(NAD 83) 39° 13' 00.81"
121° 03' 39.10"
EXISTING GROUND ELEVATION:
CENTER OF SECTORS=2399.0' AMSL

PROJECT AREA

10 SCALE

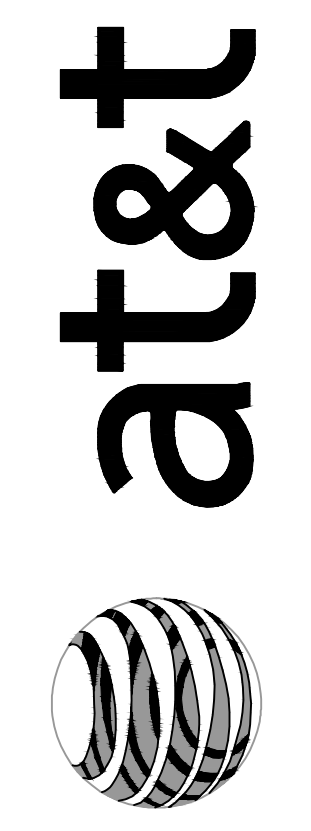
GRAPHIC SCALE



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



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

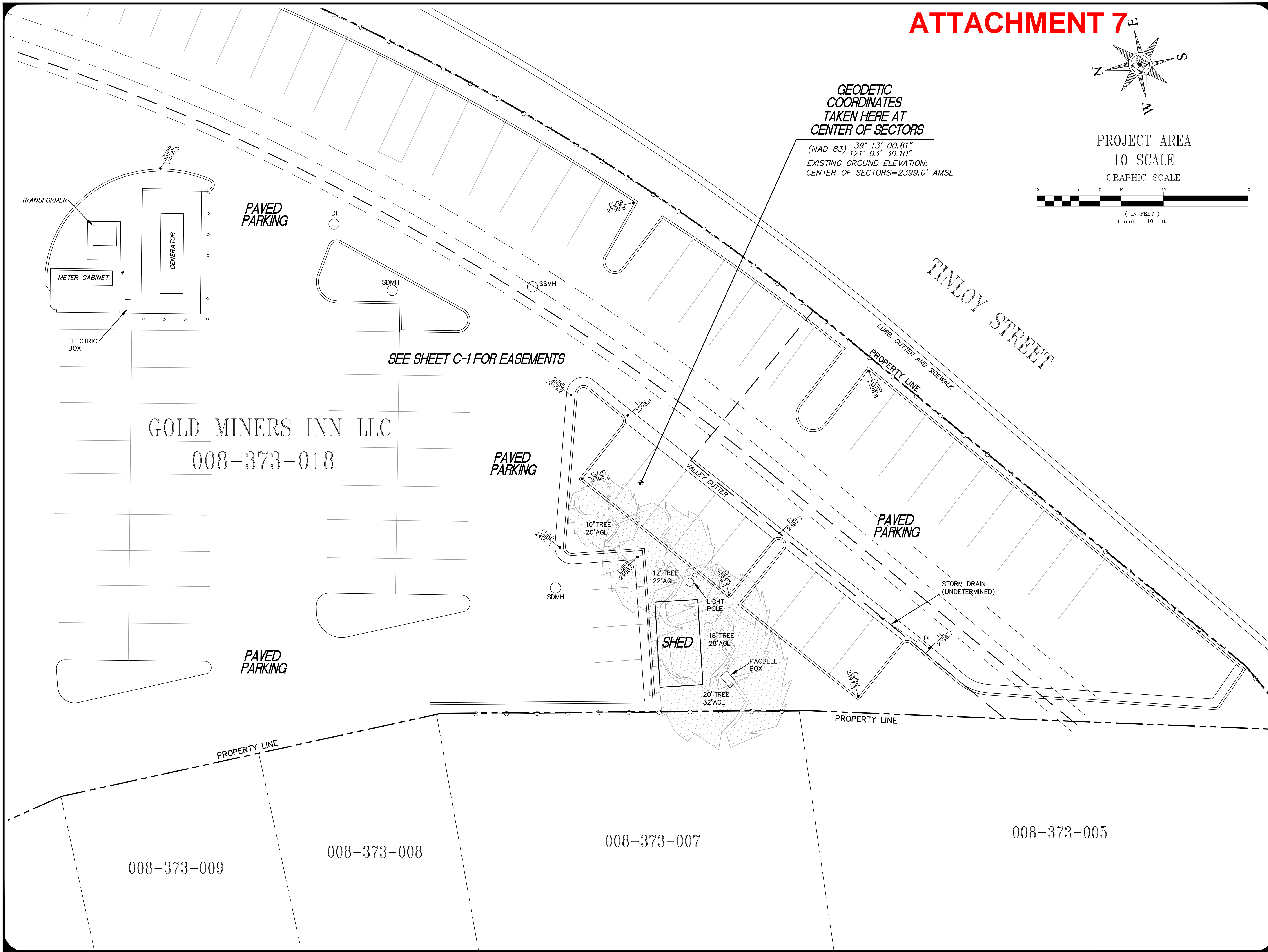


2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

CVL01084
MINERS INN
109 BANK STREET
GRASS VALLEY, CA 95945

C-3
SHEET 3 of 3



GOLD MINERS INN LLC
008-373-018

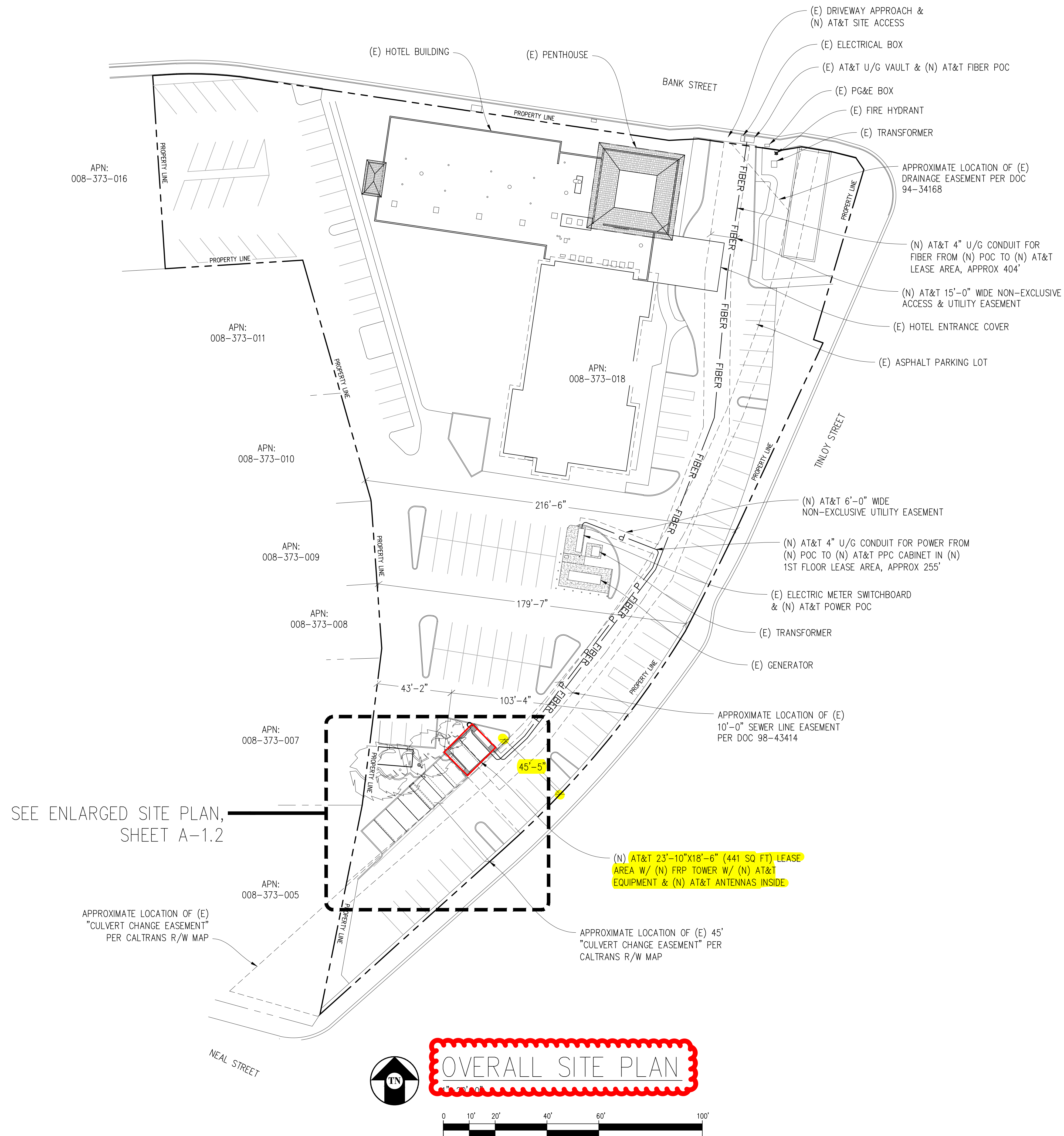
008-373-009

008-373-008

008-373-007

008-373-005

ATTACHMENT 7



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

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

PREPARED FOR

 5005 Executive Parkway
 San Ramon, California 94583

Vendor:

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

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

Licensee:
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CONSTRUCTION
 KEVIN R. SORENSEN
 S4469

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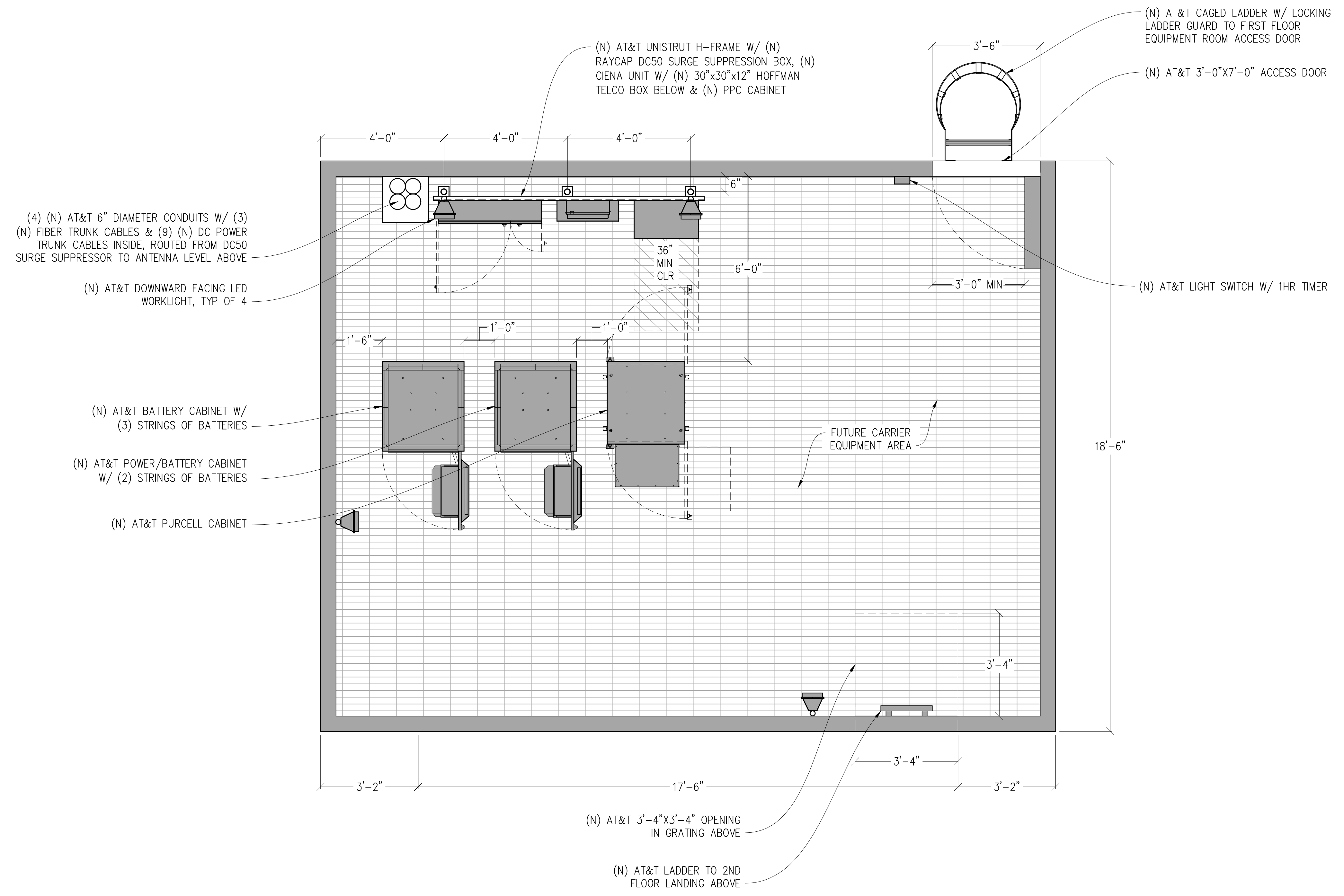
ENGINEER:

 3840 Taylor Road, Suite A, Lodi, CA 95650
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SHEET TITLE:
OVERALL
SITE PLAN

SHEET NUMBER:
A-1.1

ATTACHMENT 7



FIRST FLOOR EQUIPMENT PLAN

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

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**CVL01084
 GOLD
 MINERS INN**
 121 BANK STREET
 GRASS VALLEY, CA 95945

PREPARED FOR

 5005 Executive Parkway
 San Ramon, California 94583

Vendor:

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

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4	06/13/25	CLIENT REV	C.C.
3	06/05/25	CLIENT REV	C.C.
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1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

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SHEET TITLE:
**FIRST FLOOR
 EQUIPMENT PLAN**

SHEET NUMBER:
A-1.3

ATTACHMENT 7

Issued For:

CVL01084
GOLD
MINERS INN

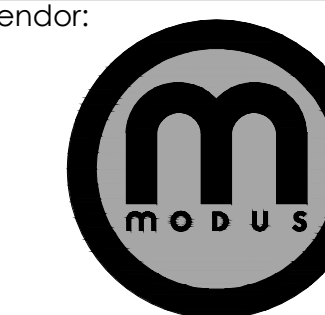
121 BANK STREET
GRASS VALLEY, CA 95945

PREPARED FOR



5005 Executive Parkway
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL01084

PROJECT NO: -

DRAWN BY: SEAD

CHECKED BY: S. SAVIG

APPROVED BY: -

ISSUE STATUS

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

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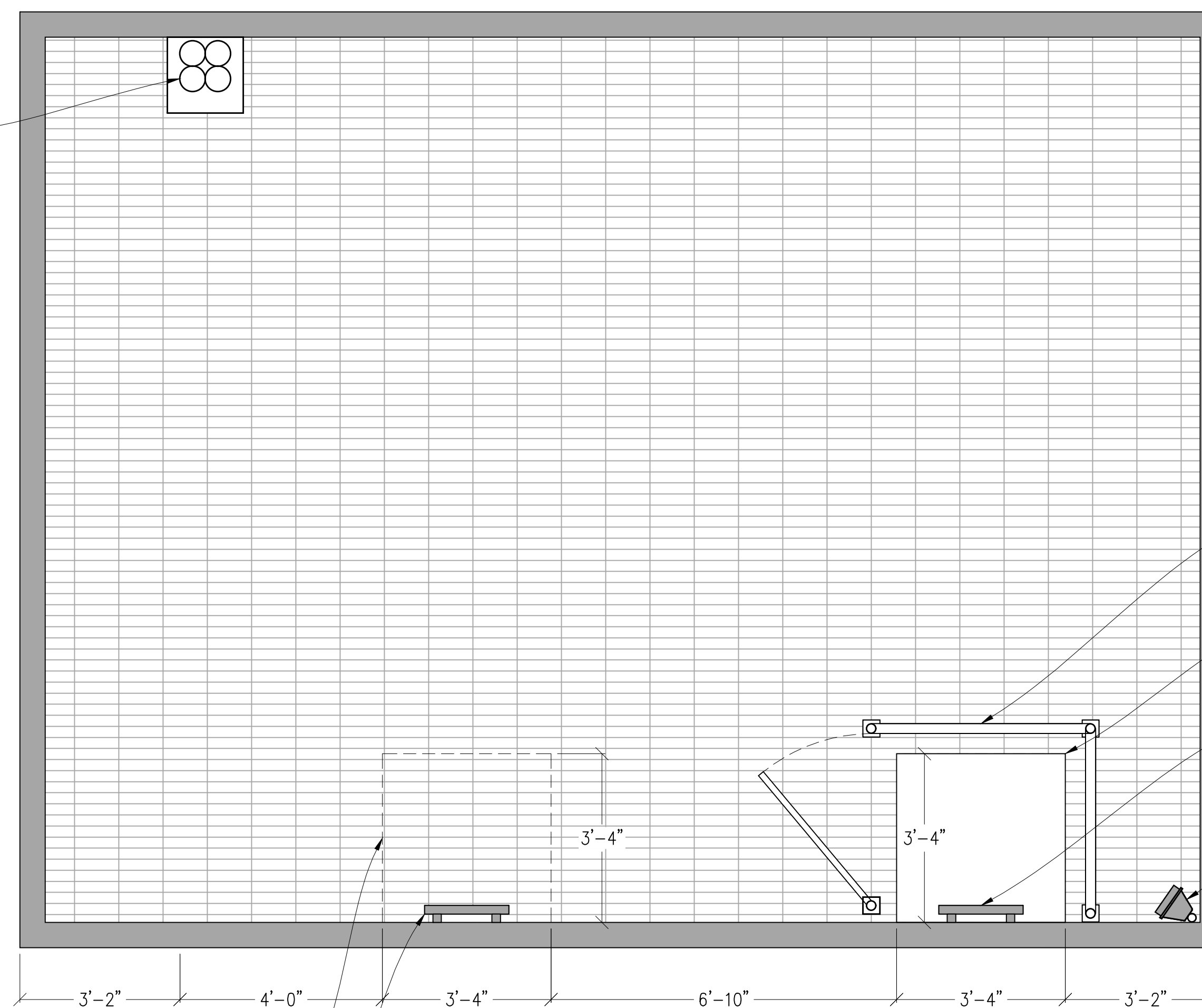
SHEET TITLE:

SECOND FLOOR
PLAN

SHEET NUMBER:

A-1.4

(4) (N) AT&T 6" DIAMETER CONDUITS W/
(3) (N) FIBER TRUNK CABLES & (9) (N)
DC POWER TRUNK CABLES INSIDE, ROUTED
FROM DC50 SURGE SUPPRESSOR TO
ANTENNA LEVEL ABOVE



(N) AT&T 42" HIGH GUARDRAIL W/
3'-0" WIDE SWING GATE

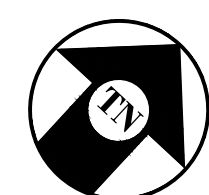
(N) AT&T 3'-4"X3'-4"
OPENING IN GRATING

(N) AT&T LADDER FROM FIRST
FLOOR EQUIPMENT LEVEL BELOW

(N) AT&T TECH LIGHT

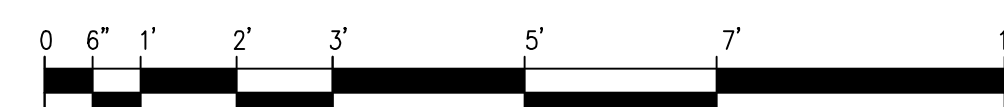
(N) AT&T 3'-4"X3'-4"
OPENING
IN GRATING ABOVE

(N) AT&T LADDER TO 3ND FLOOR
ANTENNA LEVEL ABOVE



SECOND FLOOR PLAN

1/2"=1'-0"



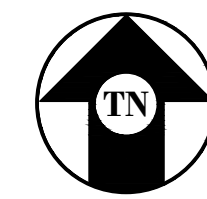
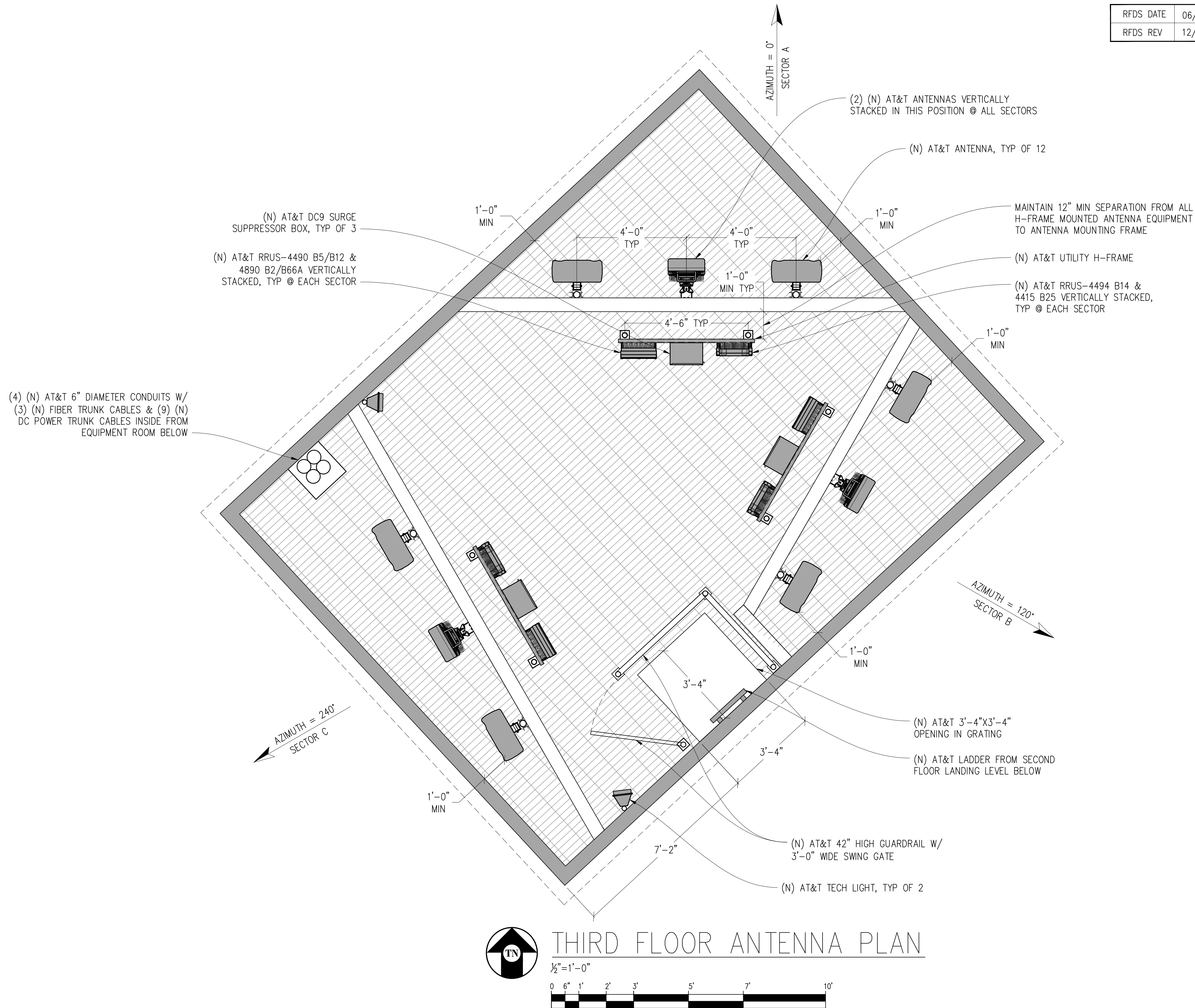
ATTACHMENT 7

(N) RF SCHEDULE

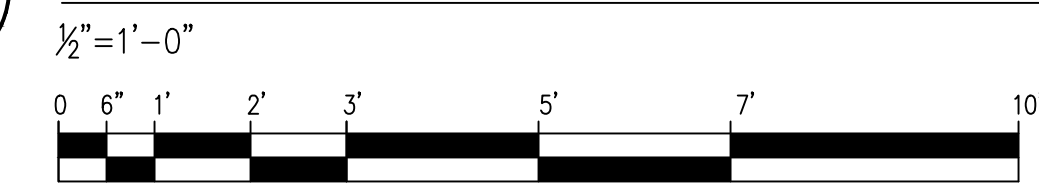
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF DC POWER CABLES	# OF FIBER CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS	DC TRUNK SIZE	DC TRUNK DISTANCE	DC JUMPER TYPE	DC JUMPER DISTANCE	RECTIFIER COUNT (-48)	CONVERTER COUNT (-58)
ALPHA	A1	0°	±70'-0"	(1)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

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

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



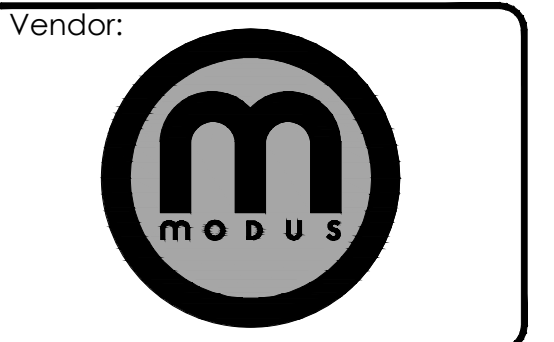
THIRD FLOOR ANTENNA PLAN



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

PREPARED FOR

 5005 Executive Parkway
 San Ramon, California 94583



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

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

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CONSTRUCTION
 KEVIN R. SORENSEN
 S4469

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ENGINEER:


 Streamline Engineering
 3840 Taylor Road, Suite A, Lodi, CA 95650
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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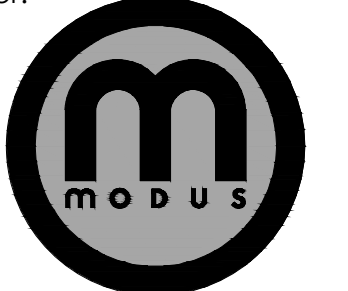
SHEET TITLE:
THIRD FLOOR
ANTENNA PLAN

SHEET NUMBER:
A-2.1

ATTACHMENT 7

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

PREPARED FOR

 5005 Executive Parkway
 San Ramon, California 94583

Vendor:


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

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
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Licensee:
PRELIMINARY:
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 KEVIN R. SORENSEN
 S4469

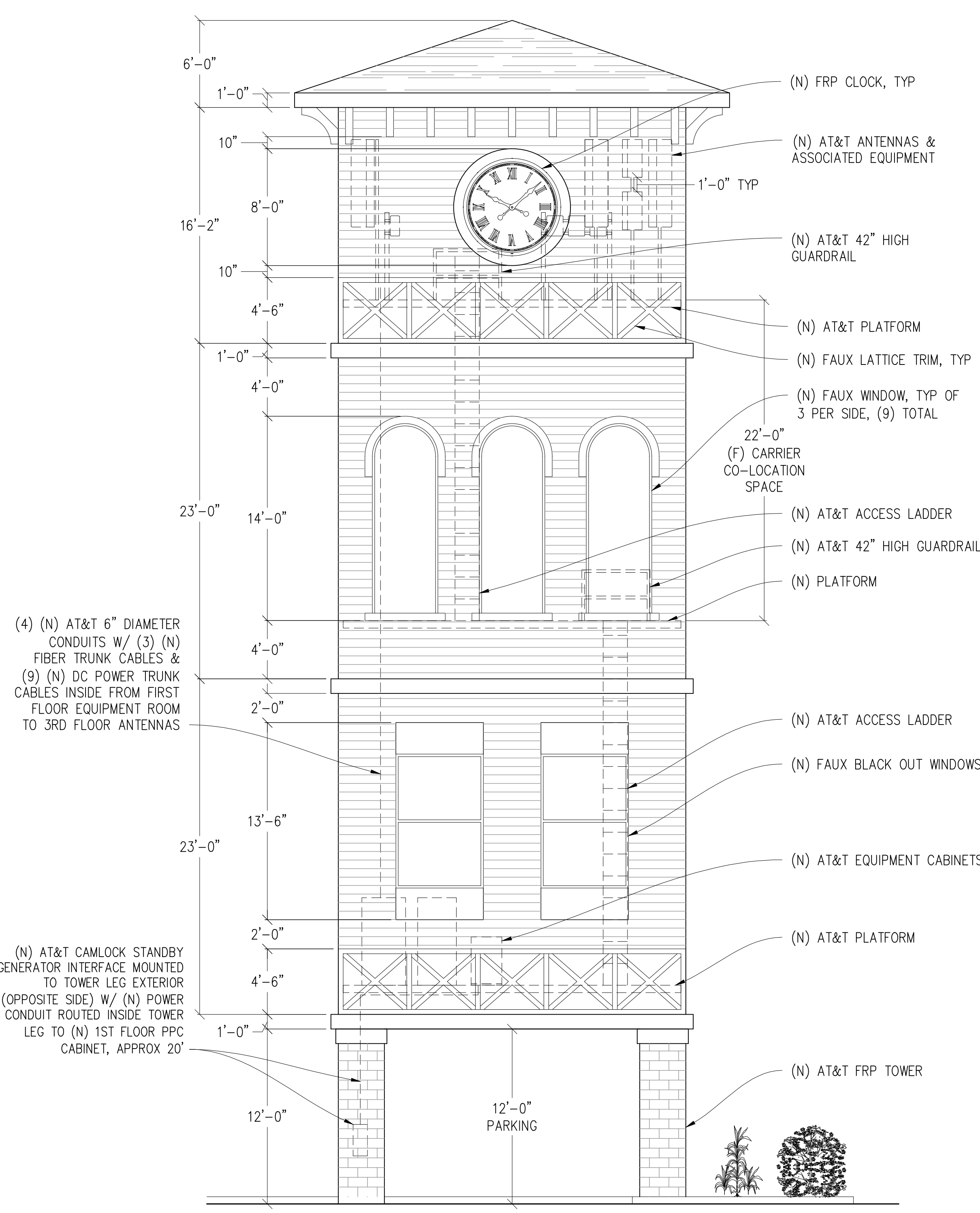
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ENGINEER:

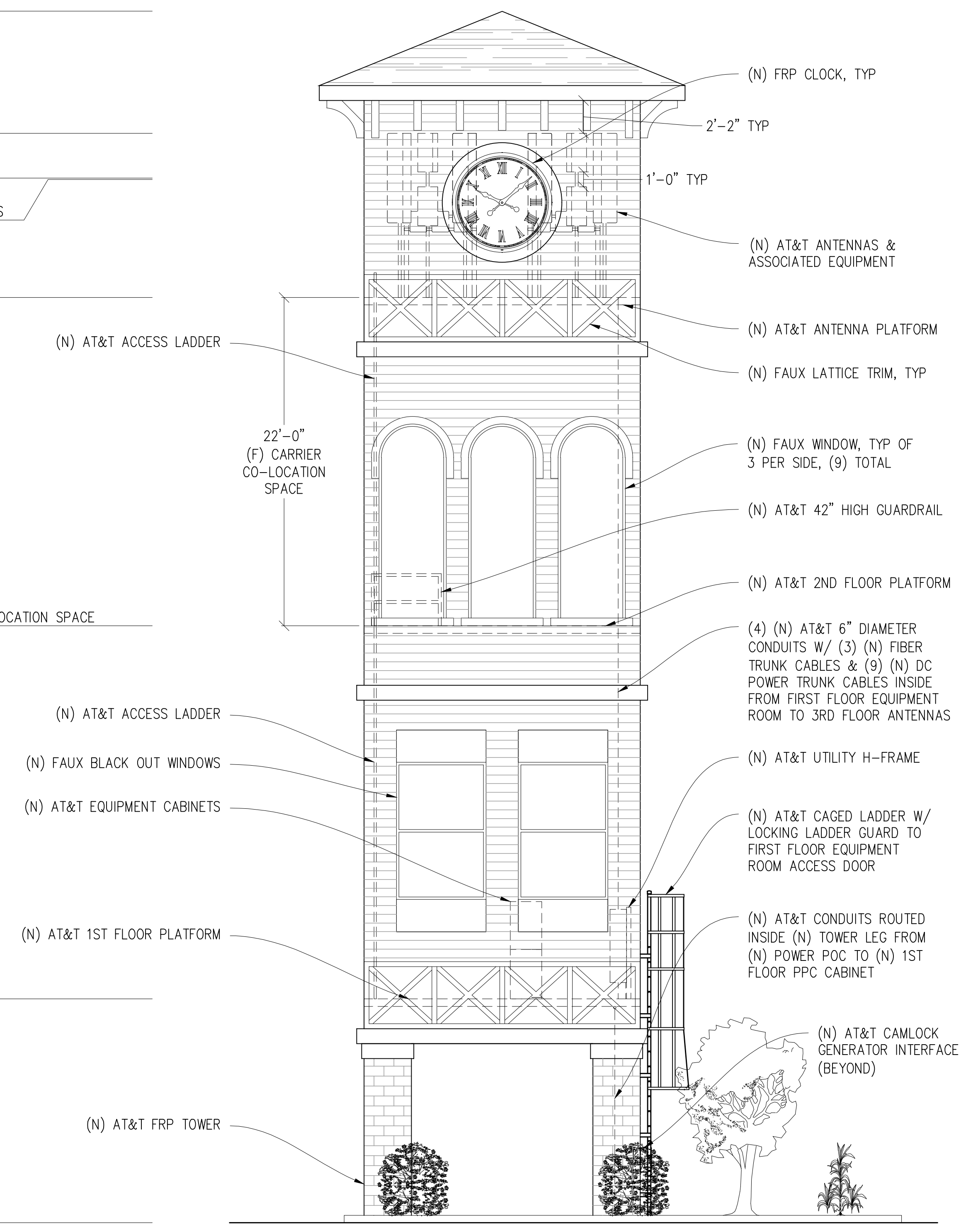
 3840 Taylor Road, Suite A, Lodi, CA 95650
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1




SOUTHEAST ELEVATION
 1/8" = 1'-0"


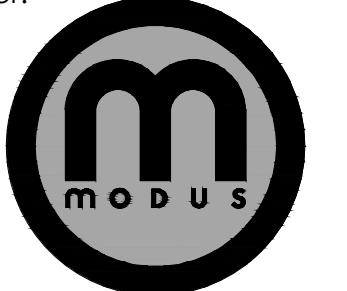


NORTHEAST ELEVATION
 1/8" = 1'-0"


ATTACHMENT 7

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

PREPARED FOR

 5005 Executive Parkway
 San Ramon, California 94583

Vendor:


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

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3	06/05/25	CLIENT REV	C.C.
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1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

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 KEVIN R. SORENSEN
 S4469

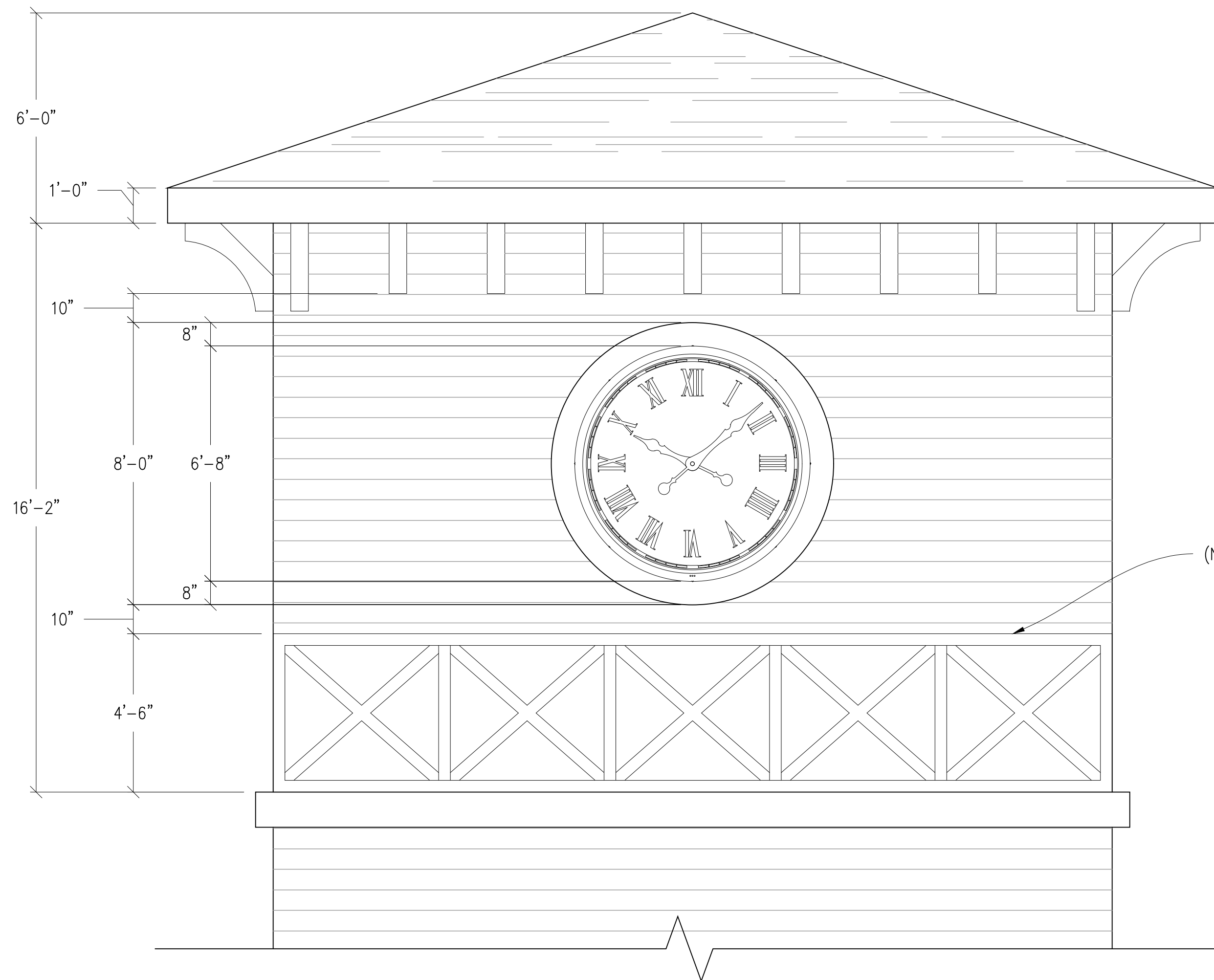
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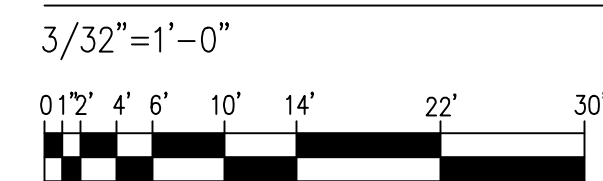
 3840 Taylor Road, Suite A, Lodi, CA 95660
 Contact: Kevin Sorensen Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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SHEET TITLE:
CLOCK ELEVATIONS

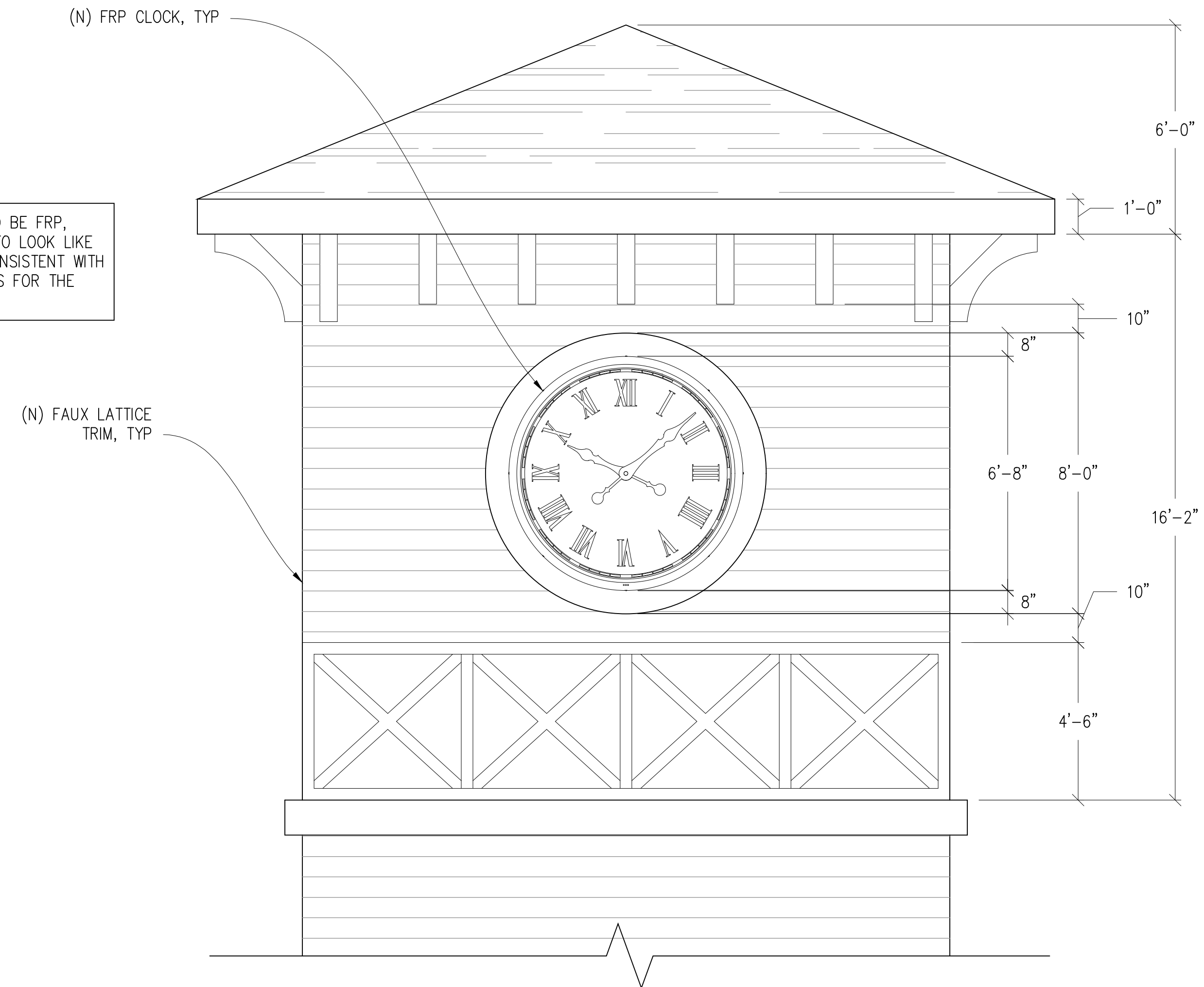
SHEET NUMBER:
A-3.2



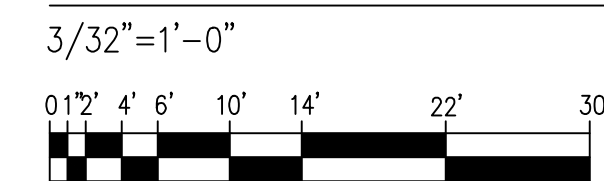
SOUTHEAST CLOCK ELEVATION



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



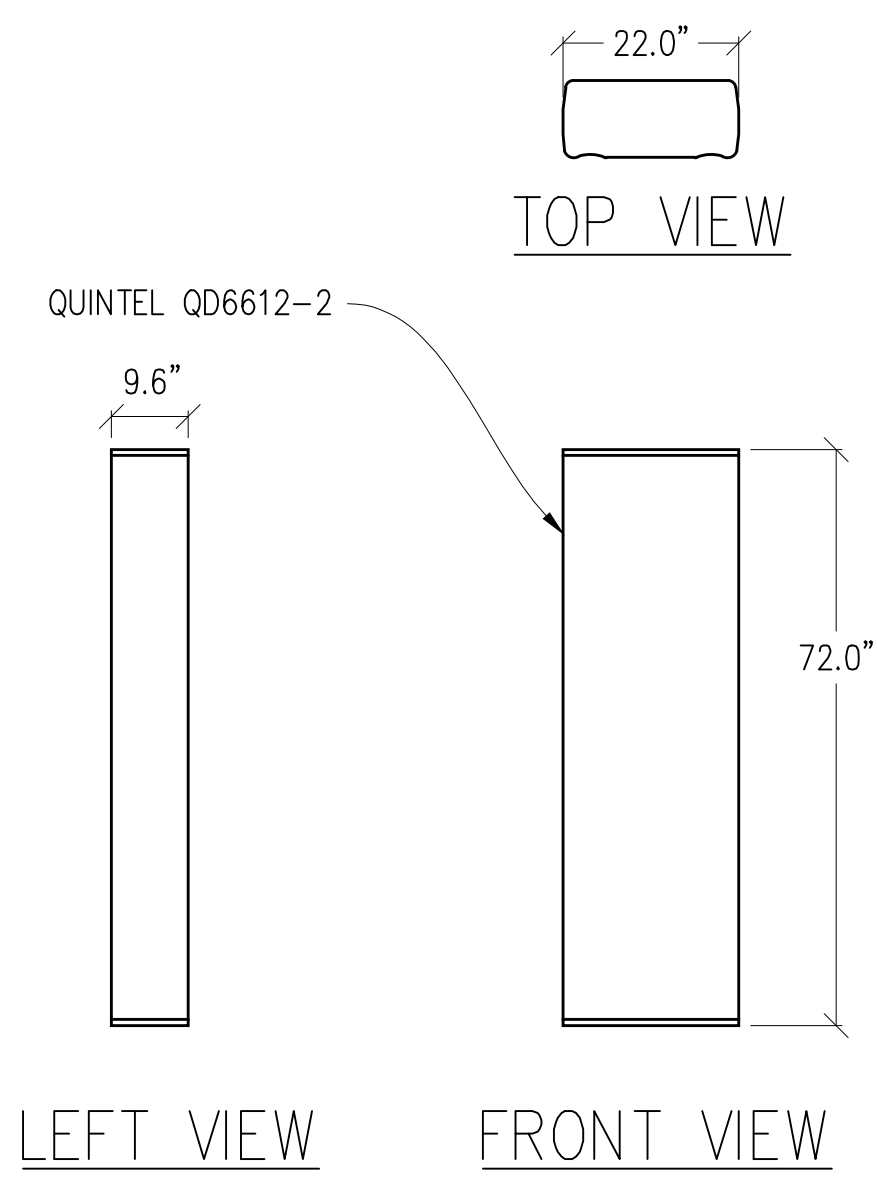
NORTHEAST CLOCK ELEVATION



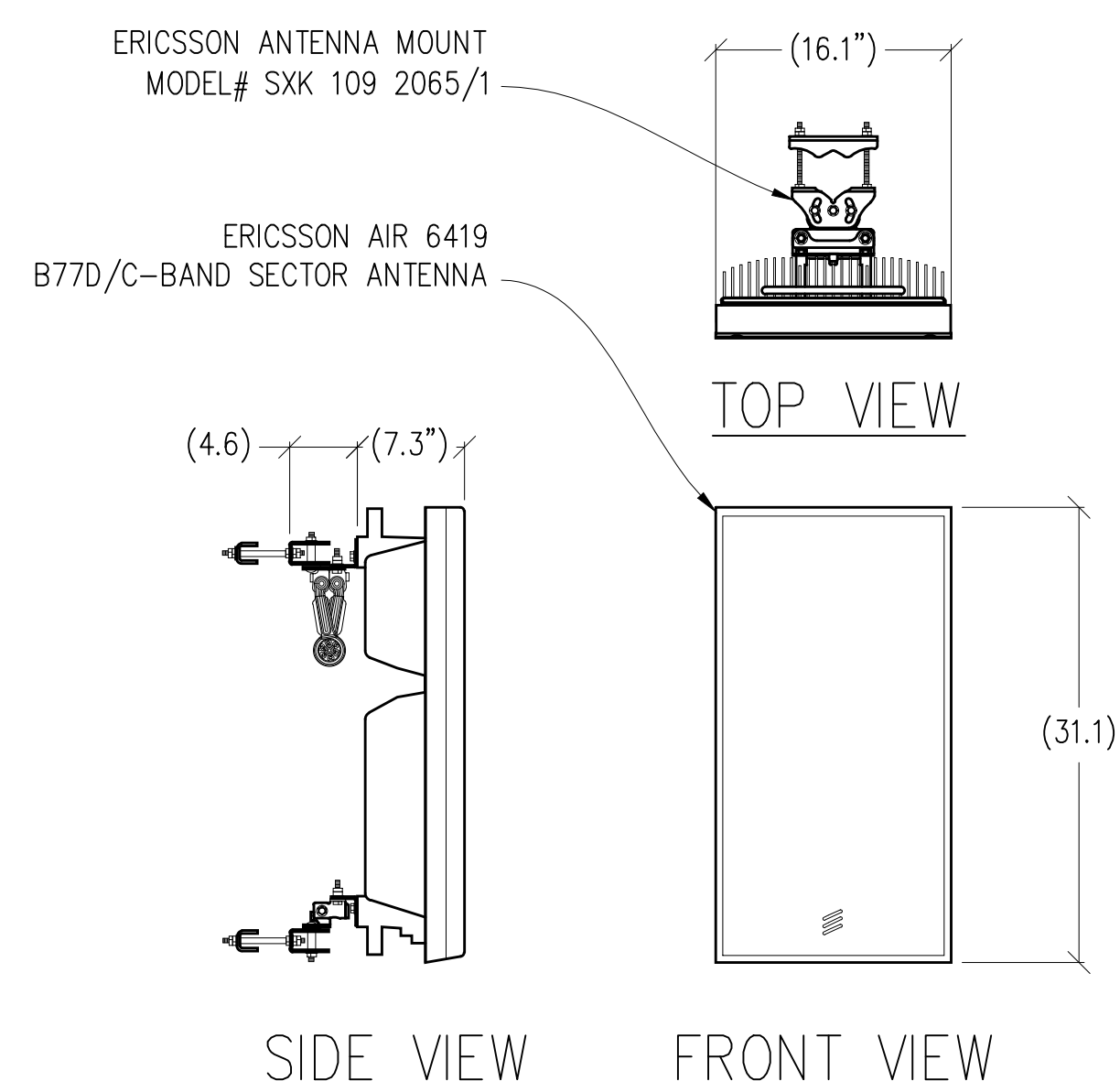
(N) FAUX LATTICE TRIM, TYP

(N) FAUX LATTICE TRIM, TYP

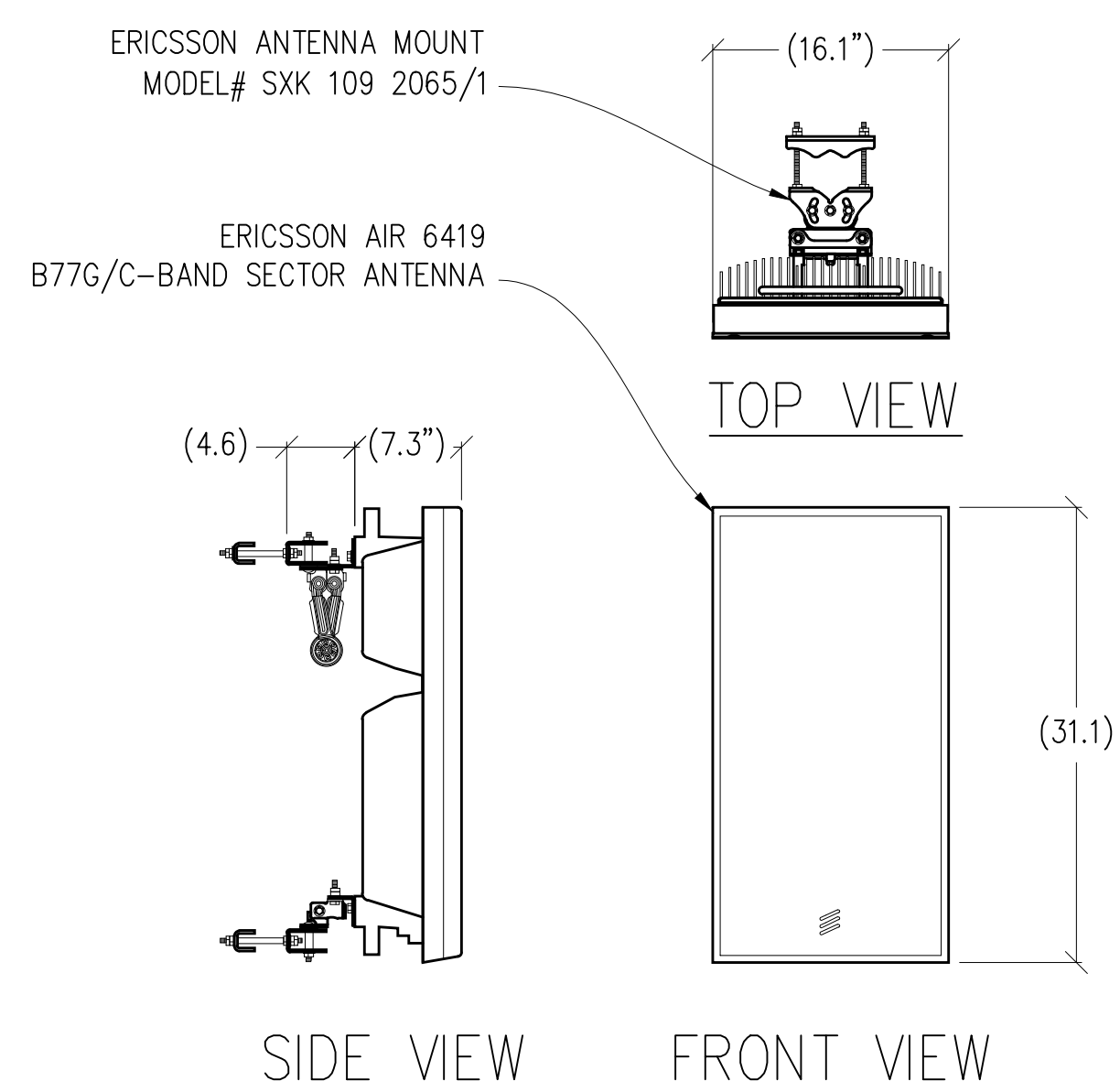
(N) FRP CLOCK, TYP



1 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 88 LBS

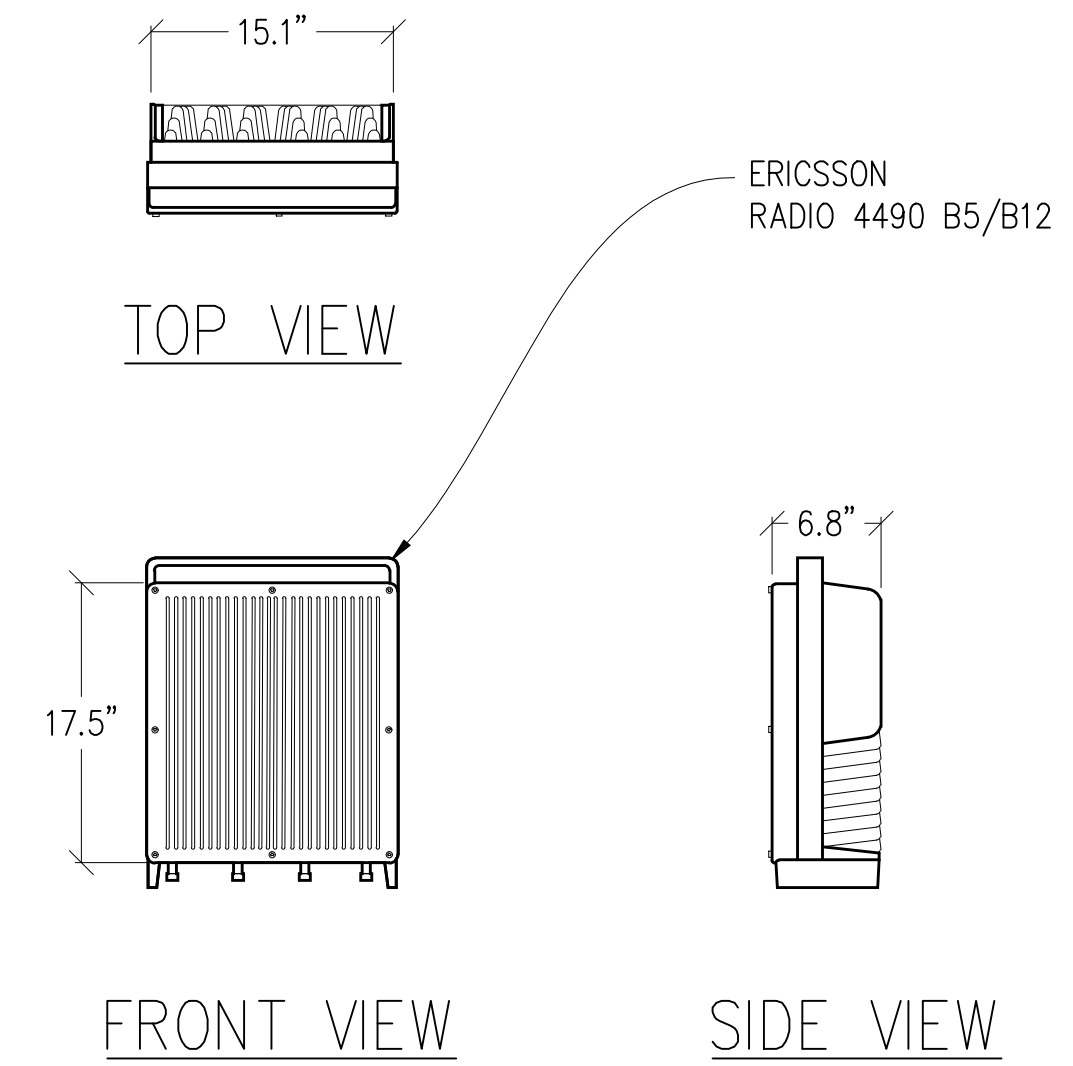


3 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT W/ MOUNT: 55.4 LBS

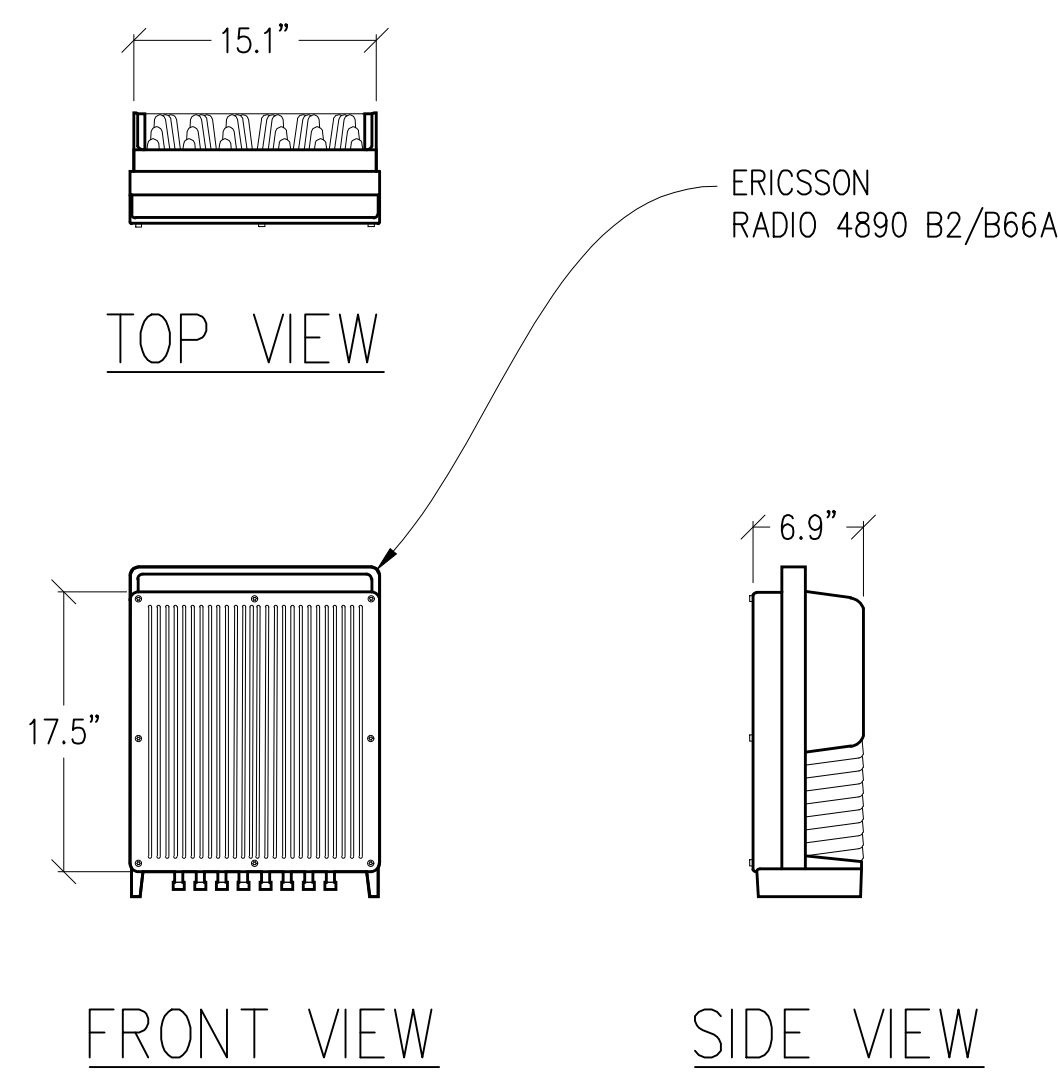


3 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT W/ MOUNT: 55.4 LBS

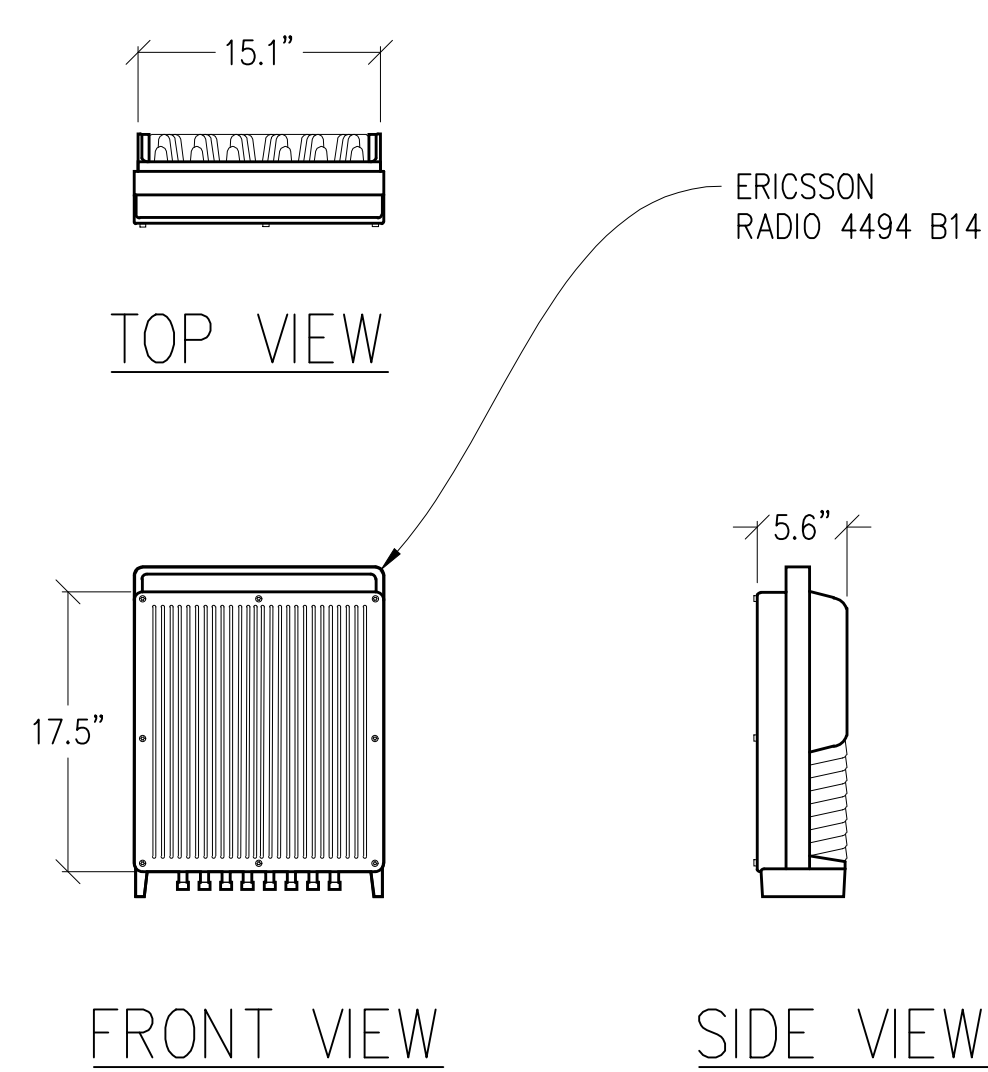
ATTACHMENT 7



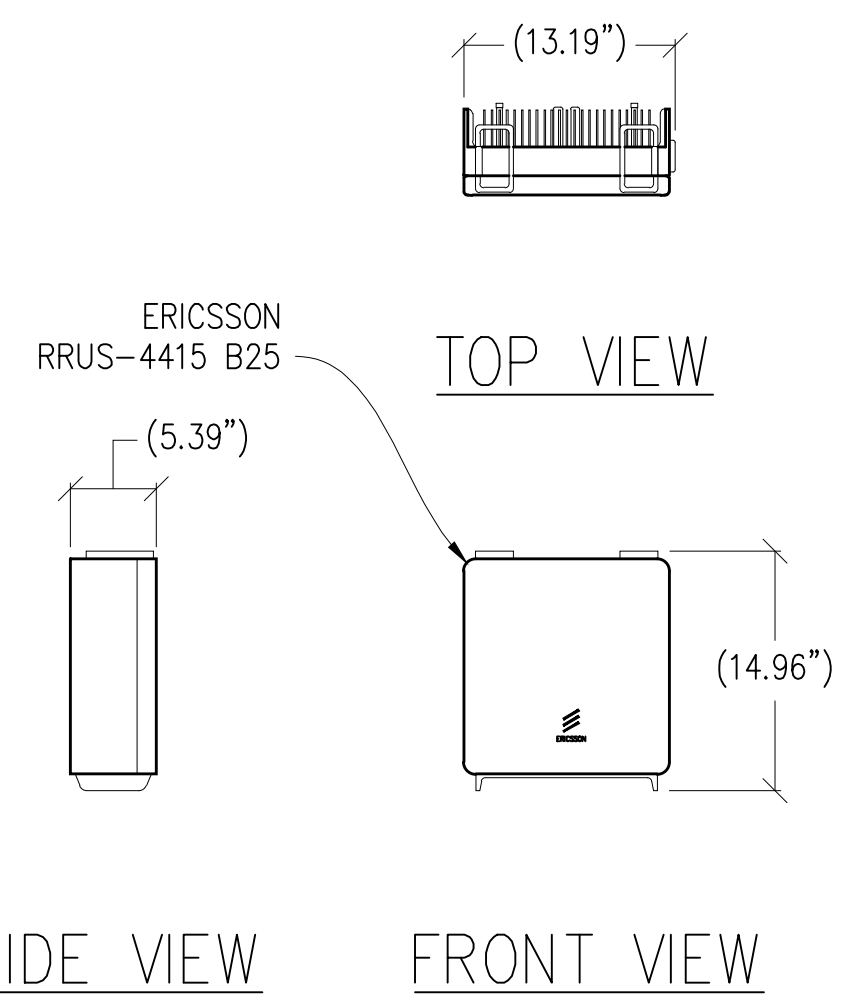
4 RADIO 4490HP DETAIL
1"=1'-0" MAX WEIGHT: 68.0 LBS



5 RADIO 4890HP DETAIL
1"=1'-0" MAX WEIGHT: 68.0 LBS



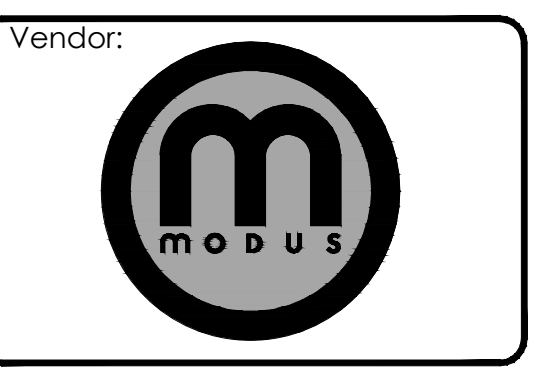
6 RADIO 4494 DETAIL
1"=1'-0" MAX WEIGHT: 57.3 LBS



7 RRUS-4415 B25 DETAIL
1"=1'-0" MAX WEIGHT: 44 LBS

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

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



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

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

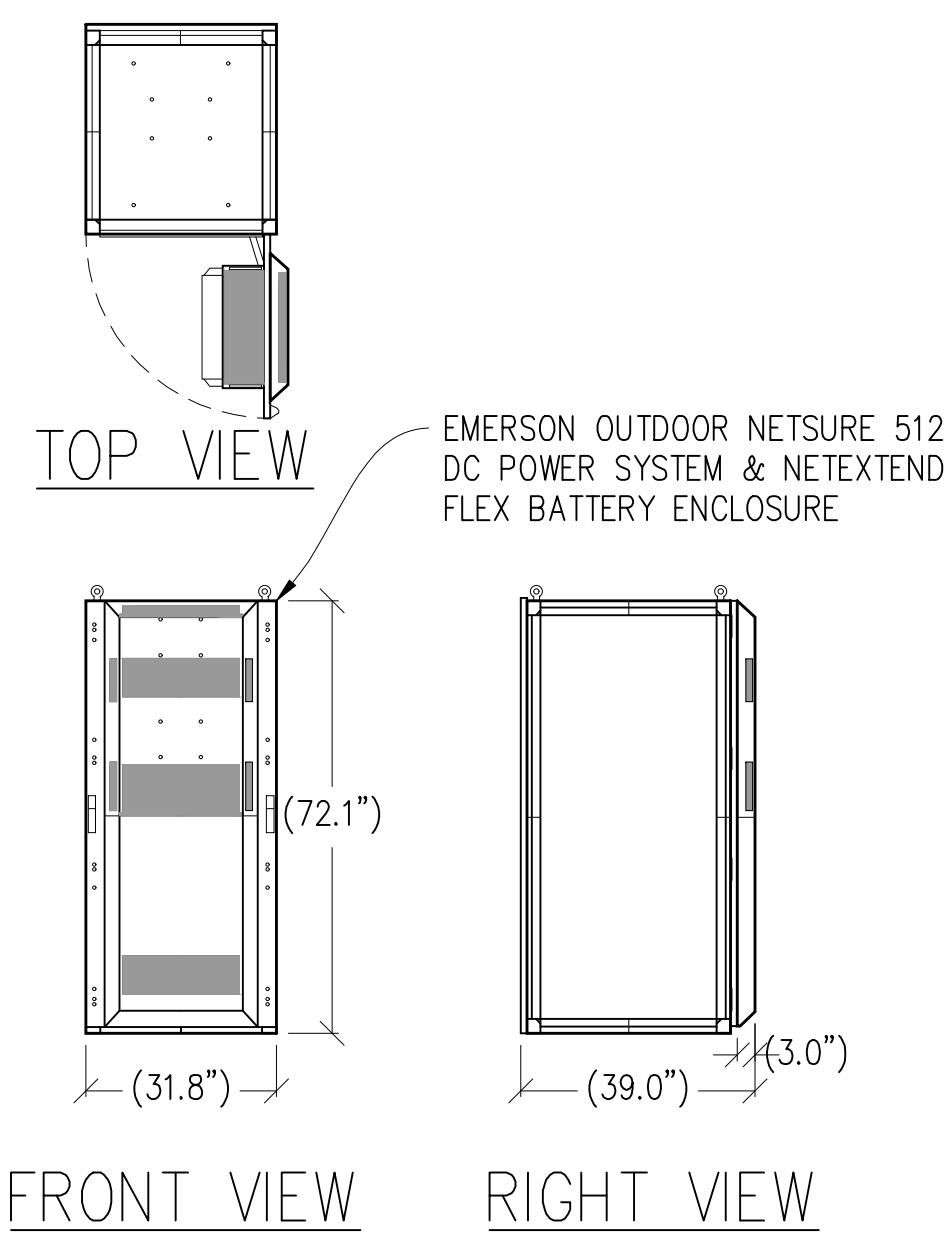
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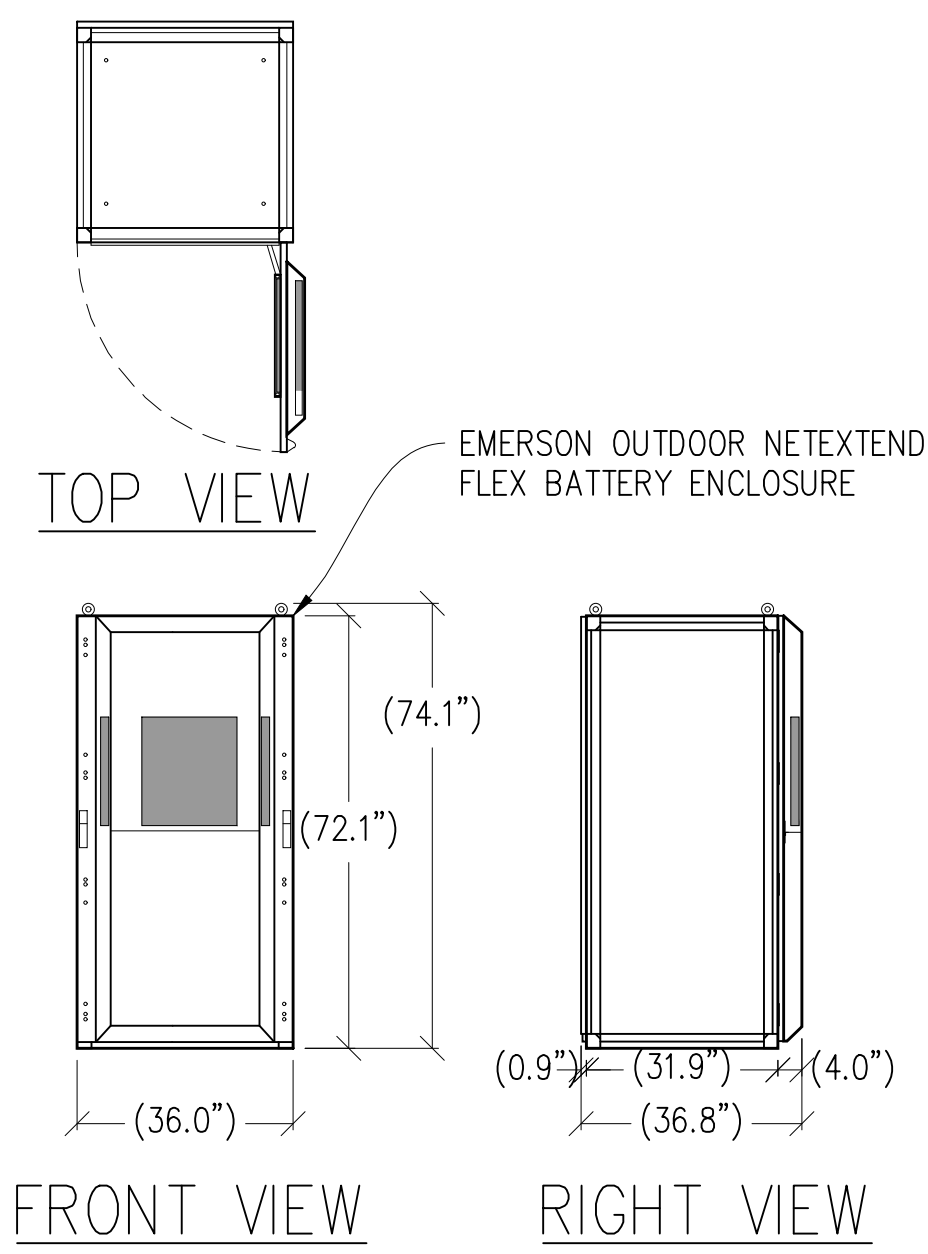
SHEET TITLE:
**ANTENNA
DETAILS**

SHEET NUMBER:
A-4.1

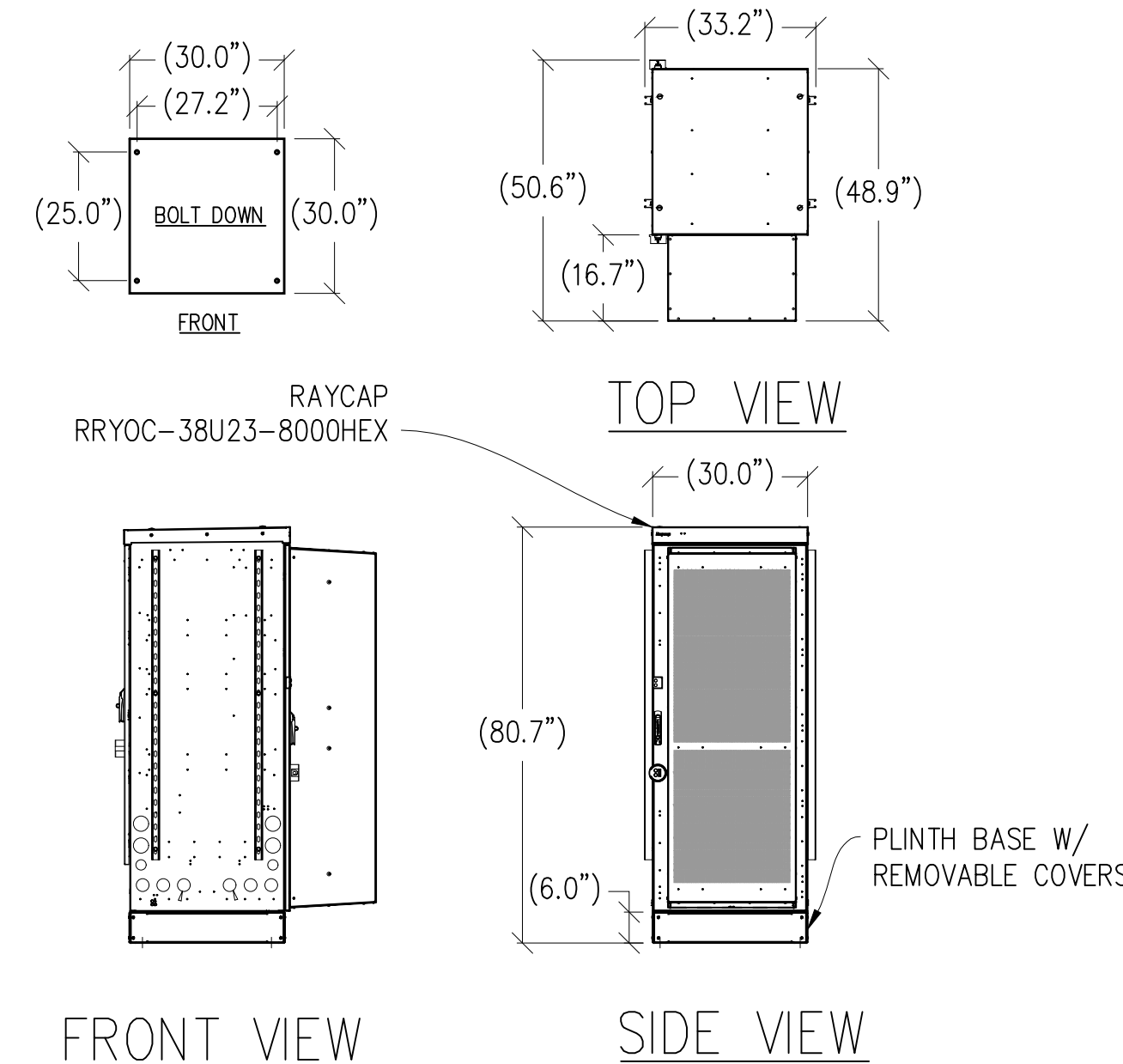
ATTACHMENT 7



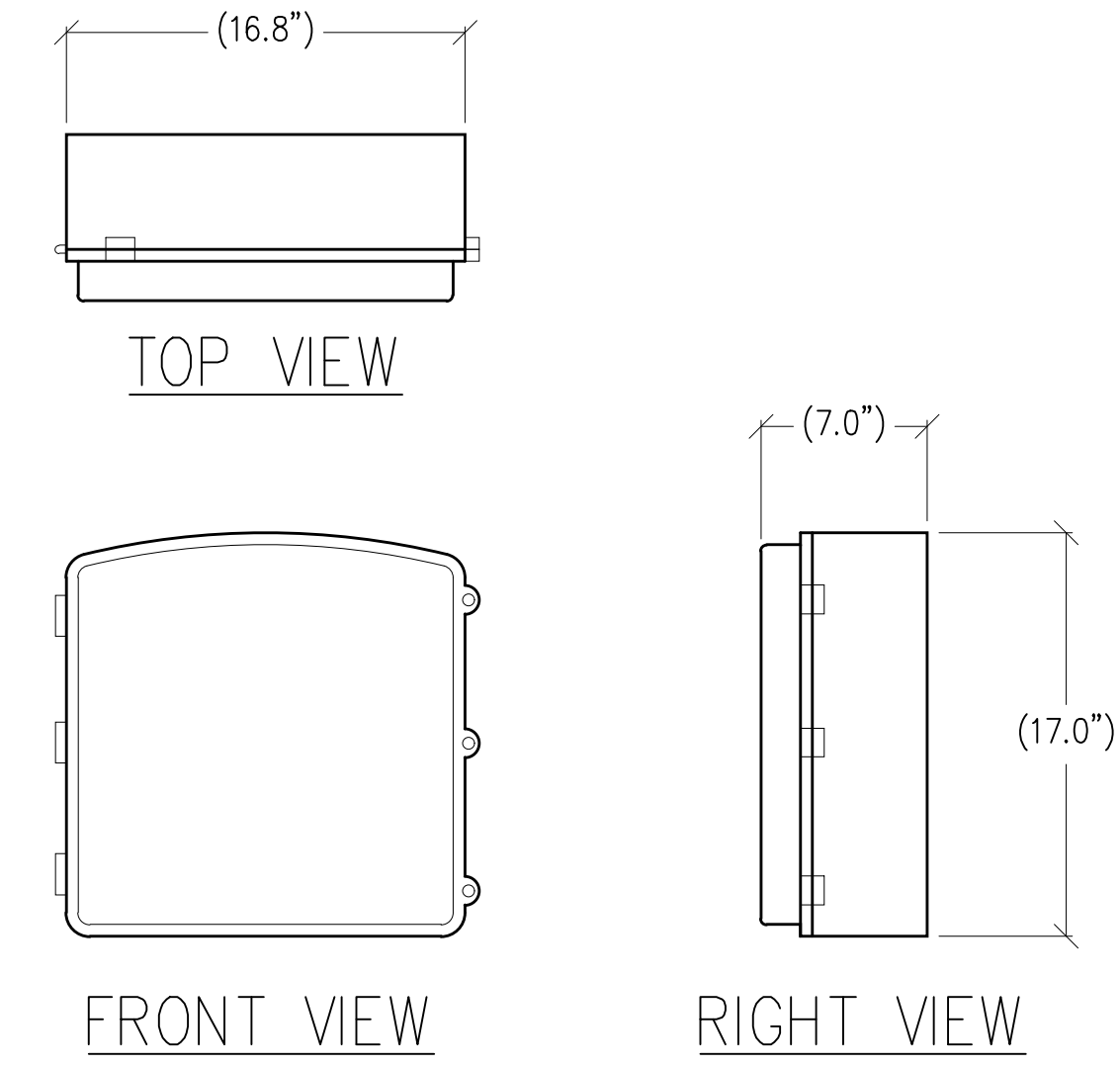
① DC POWER PLANT DETAIL
 $\frac{3}{8}''=1'-0''$ MAX WEIGHT: 2348 LBS W/ (8) BATTERIES



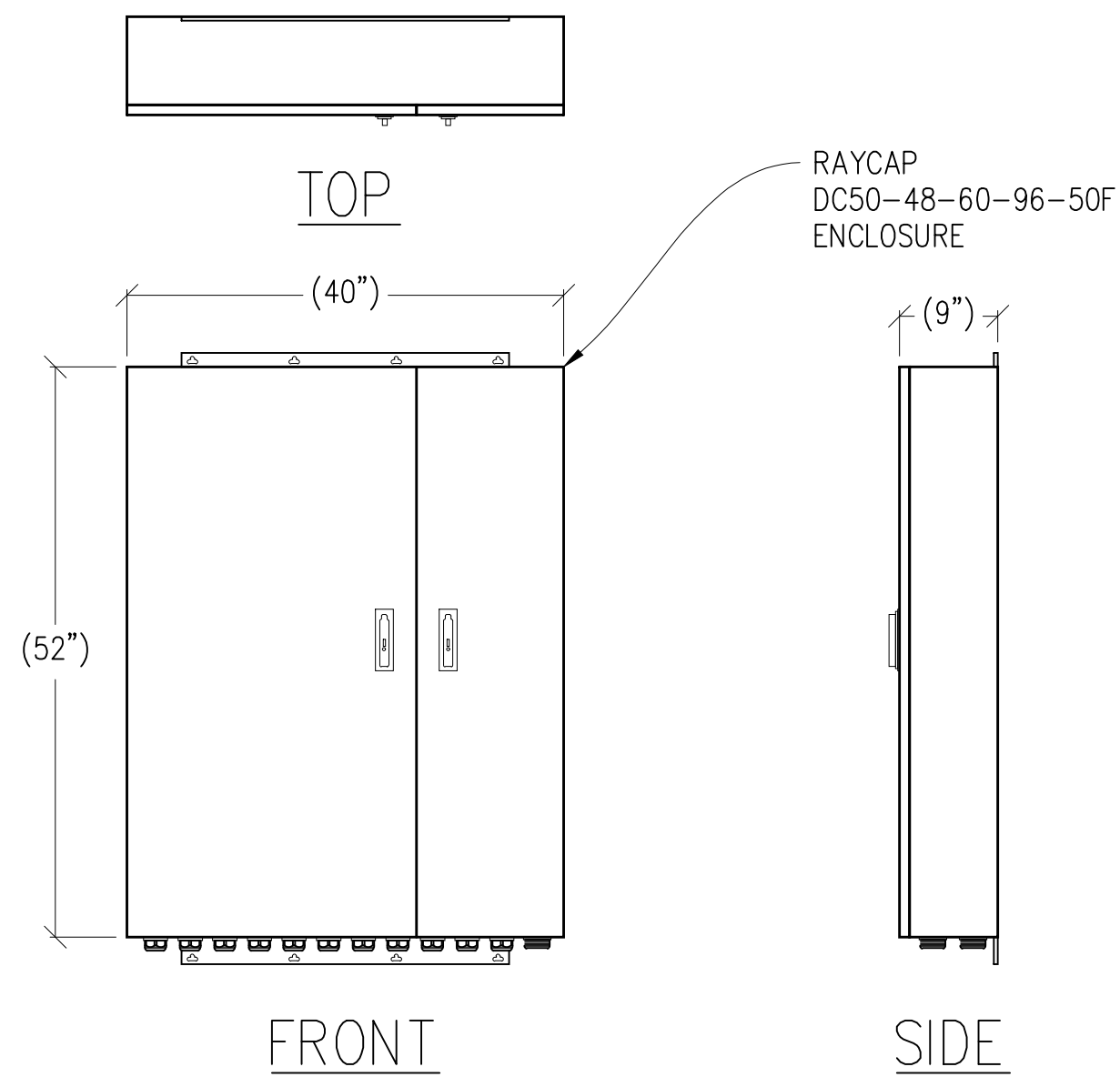
② BATTERY CABINET DETAIL
 $\frac{3}{8}''=1'-0''$ MAX WEIGHT: 2944 LBS W/ (12) BATTERIES



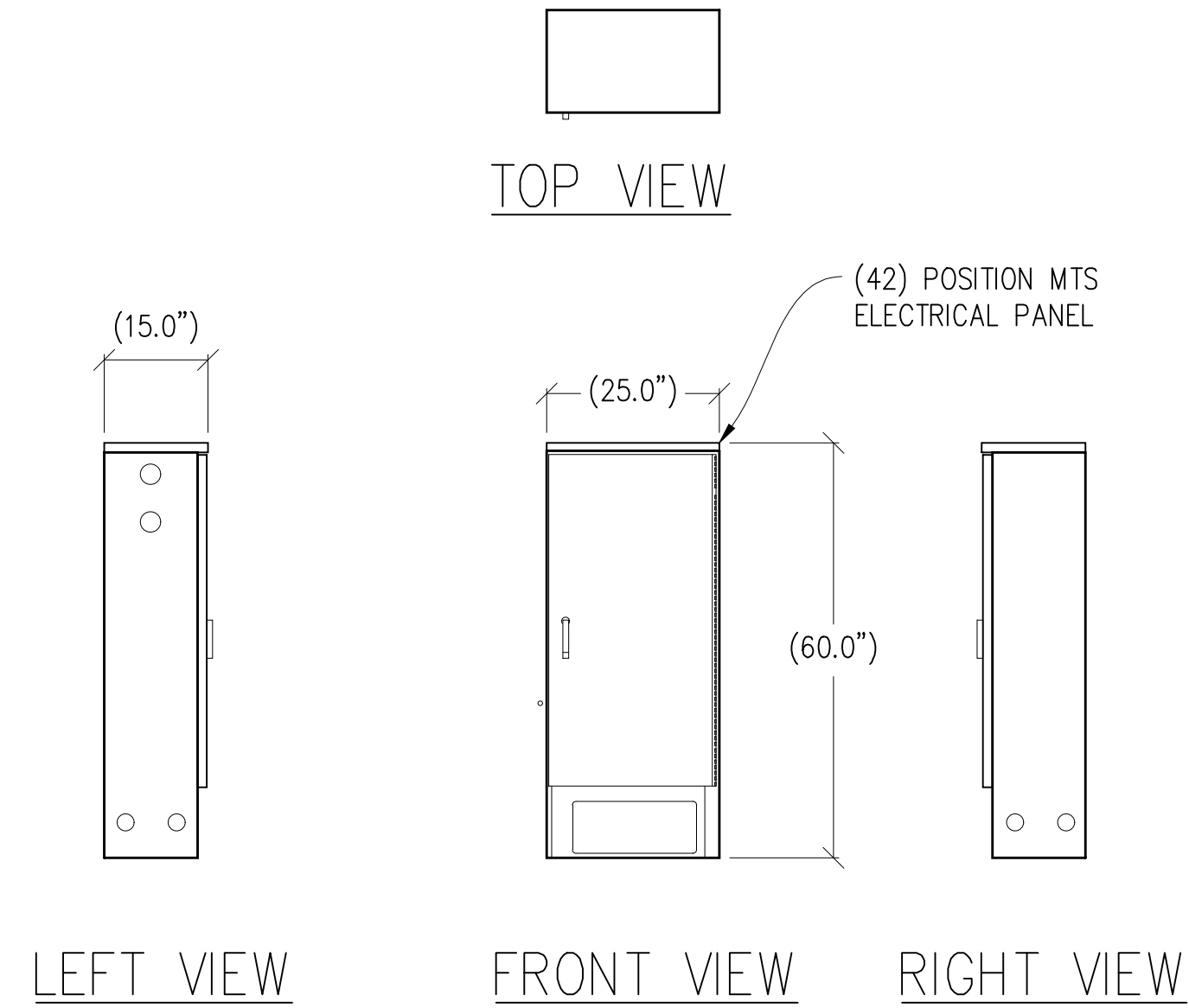
③ RAYCAP DETAIL
 $\frac{3}{8}''=1'-0''$ EMPTY WEIGHT: 1440 LBS



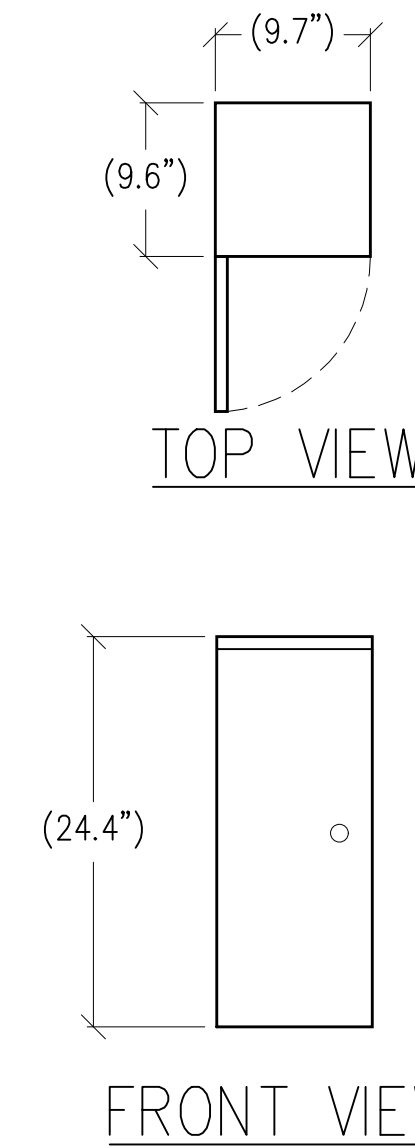
④ CN 3931 DETAIL
 $\frac{1}{2}''=1'-0''$ MAX WEIGHT: 28.6 LBS



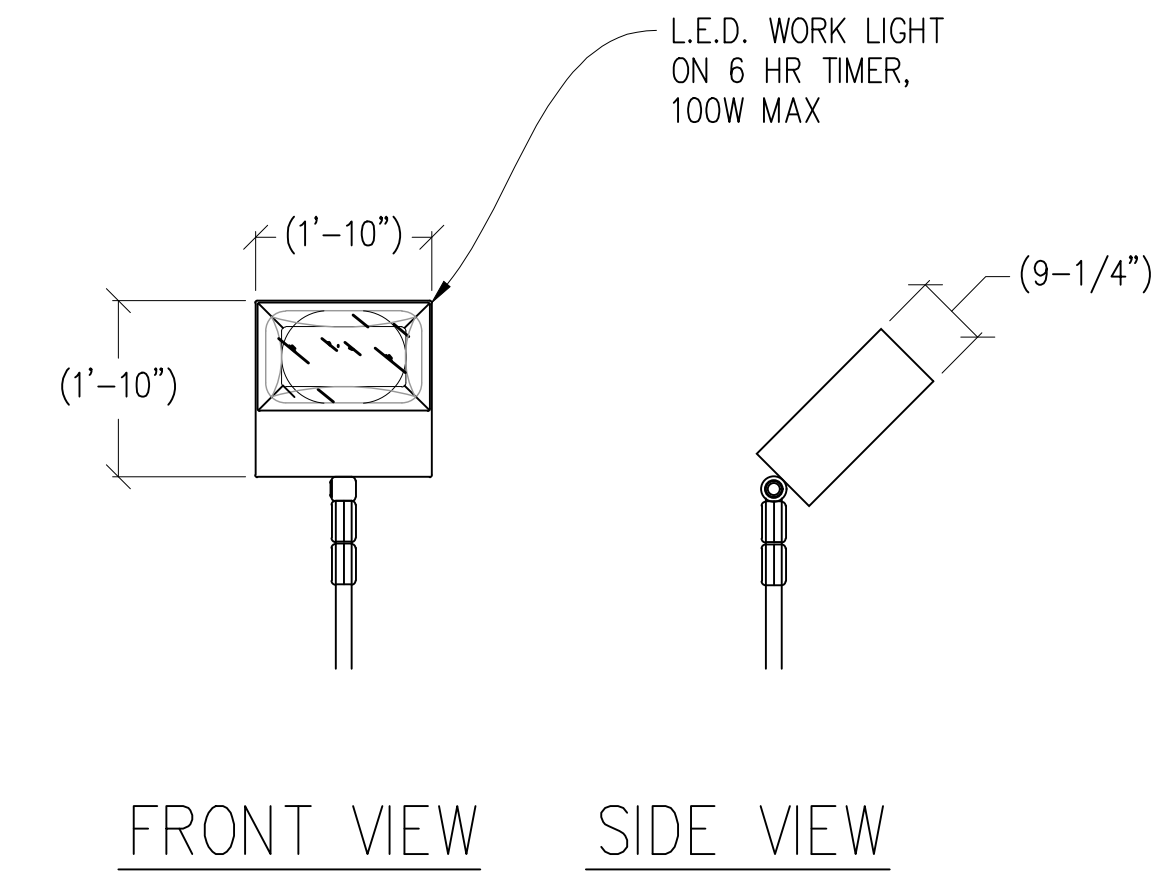
⑤ RAYCAP DC50 DETAIL
 $\frac{3}{4}''=1'-0''$ MAX WEIGHT: 165 LBS



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



⑦ GENERATOR INTERSECT
 $1''=1'-0''$ MAX WEIGHT: 20 LBS



⑧ TECH LIGHT DETAIL
 $\frac{1}{2}''=1'-0''$

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

PREPARED FOR

 5005 Executive Parkway
 San Ramon, California 94583

Vendor:

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

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
8	01/28/26	CLIENT REV	S.V.
7	12/16/25	CLIENT REV	T.T.
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1	03/10/25	CLIENT REV	T.T.
0	12/24/24	ZD 90%	T.T.

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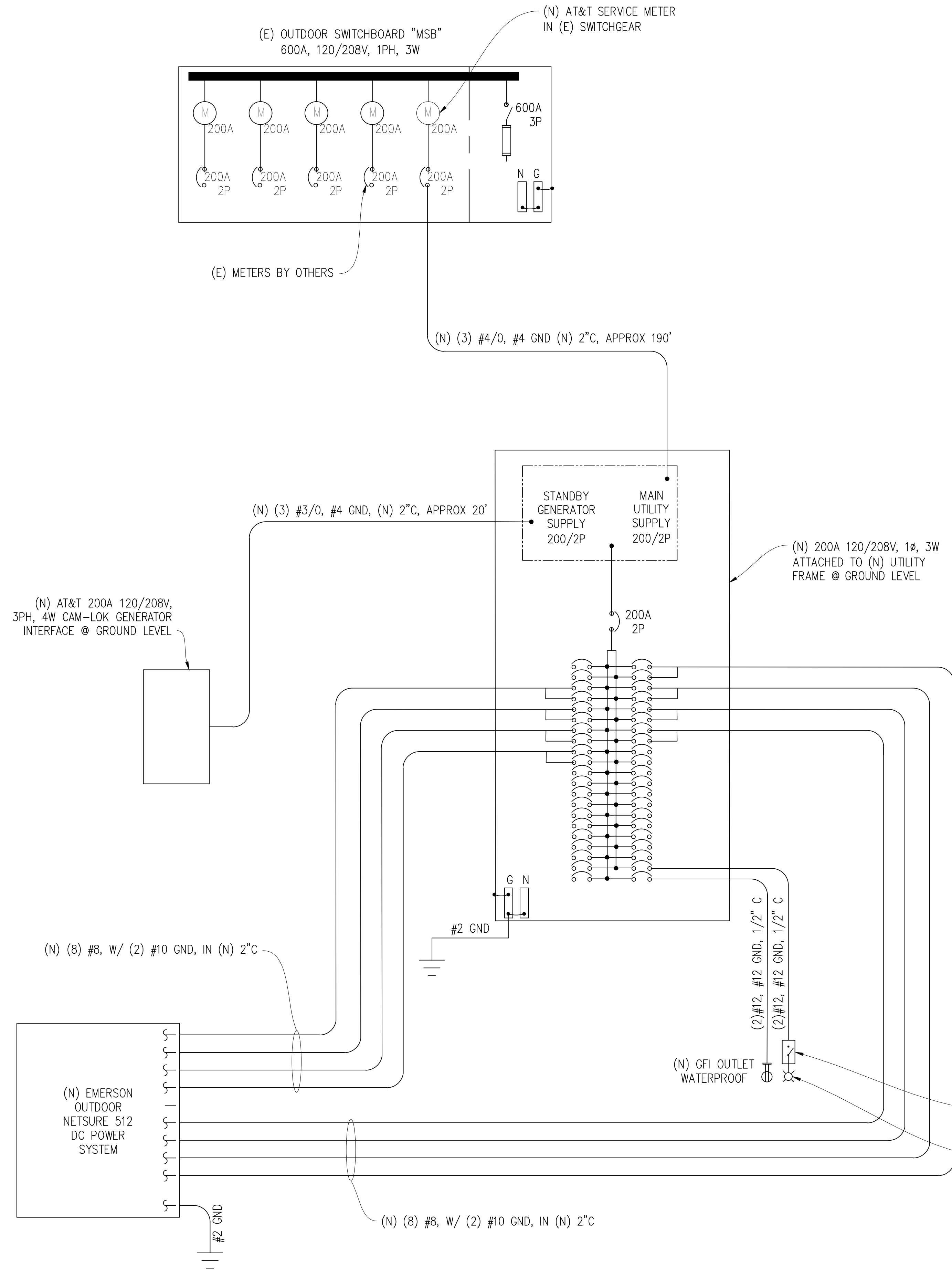
SHEET TITLE:
EQUIPMENT
DETAILS

SHEET NUMBER:
A-4.2

ATTACHMENT 7

ELECTRICAL LEGEND

- (MI) MECHANICAL INTERLOCK
- (M) METER
- (C) CIRCUIT BREAKER
- (SG) SERVICE GROUND
- (WC) WIRED CONNECTION
- (TS) TIMER SWITCH, WATERPROOF
- (OL) OUTDOOR LIGHT
- (GFI) GFI OUTLET, WATERPROOF



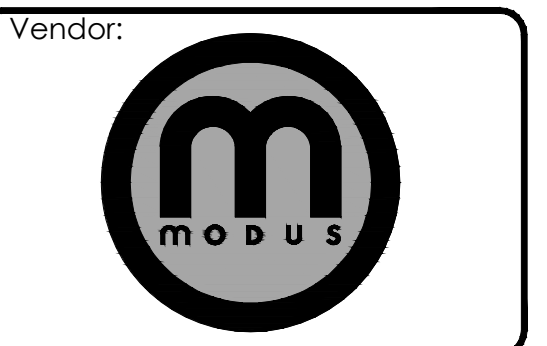
SINGLE LINE DIAGRAM

NEW PANEL SCHEDULE

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

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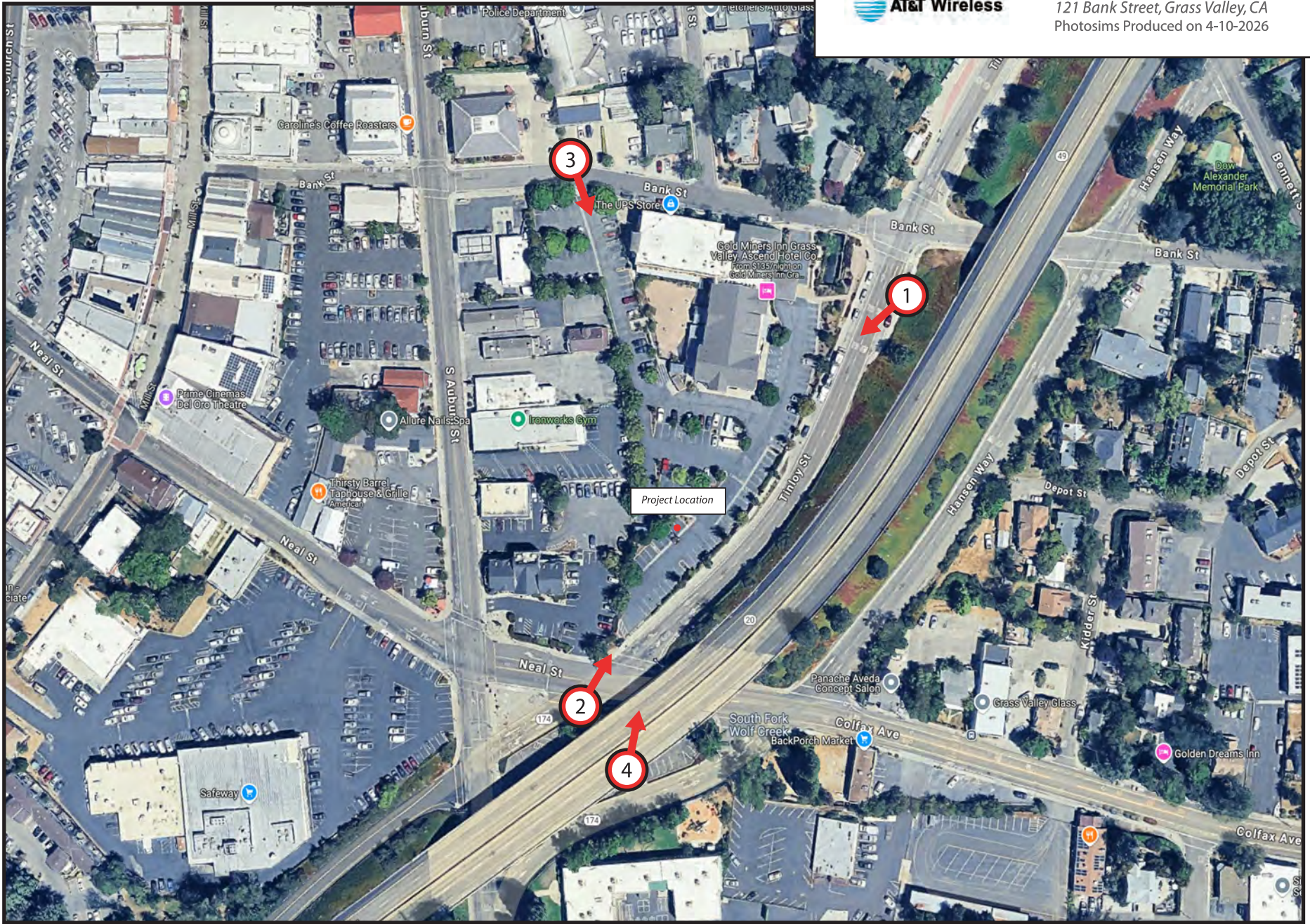
SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1.1

ATTACHMENT 8



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



Existing



Proposed



view from Tinloy Street looking southwest at site

Existing



Proposed



view from Neal Street looking northeast at site

Existing



Proposed



view from Bank Street looking southeast at site

ATTACHMENT 8

Existing



Proposed



Proposed AT&T
Installation

view from Highway 20 looking north at site

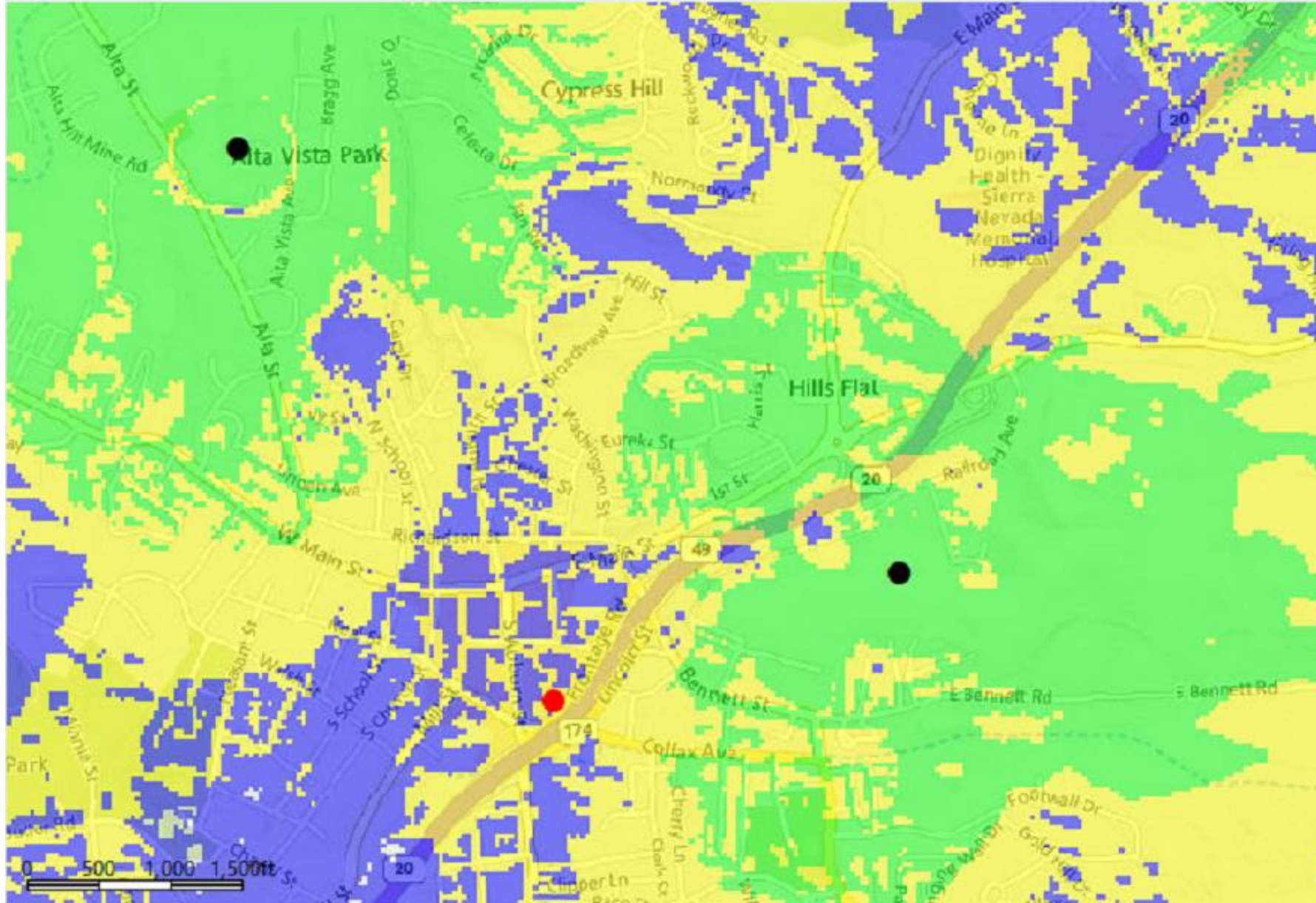


CVL01084 (Clock Tower) Coverage Map






March 2026

Coverage without Clock Tower - LTE 700

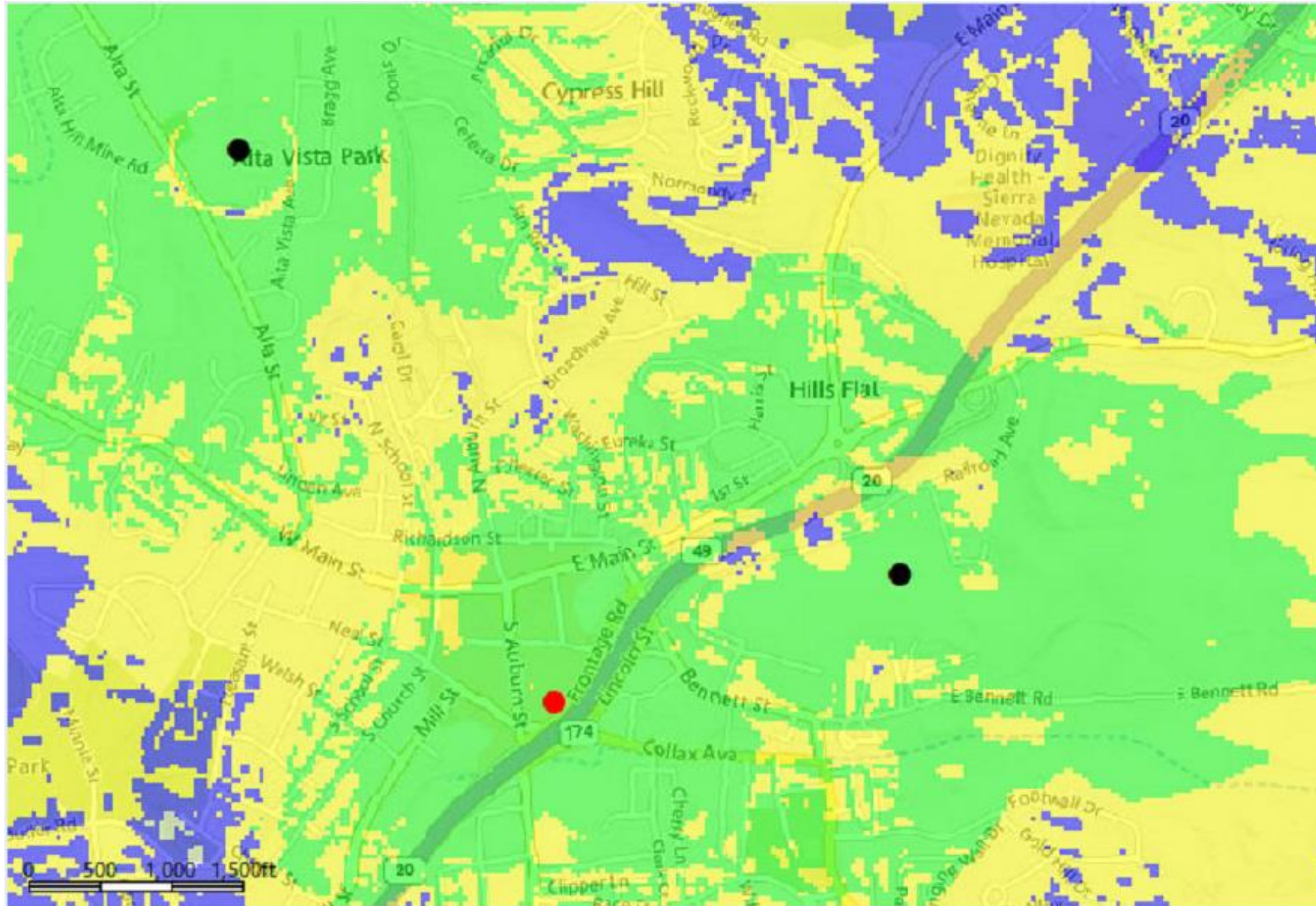
ATTACHMENT 9








Legends

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

Existing Coverage LTE 700 + Clock Tower at 65' ATTACHMENT 9

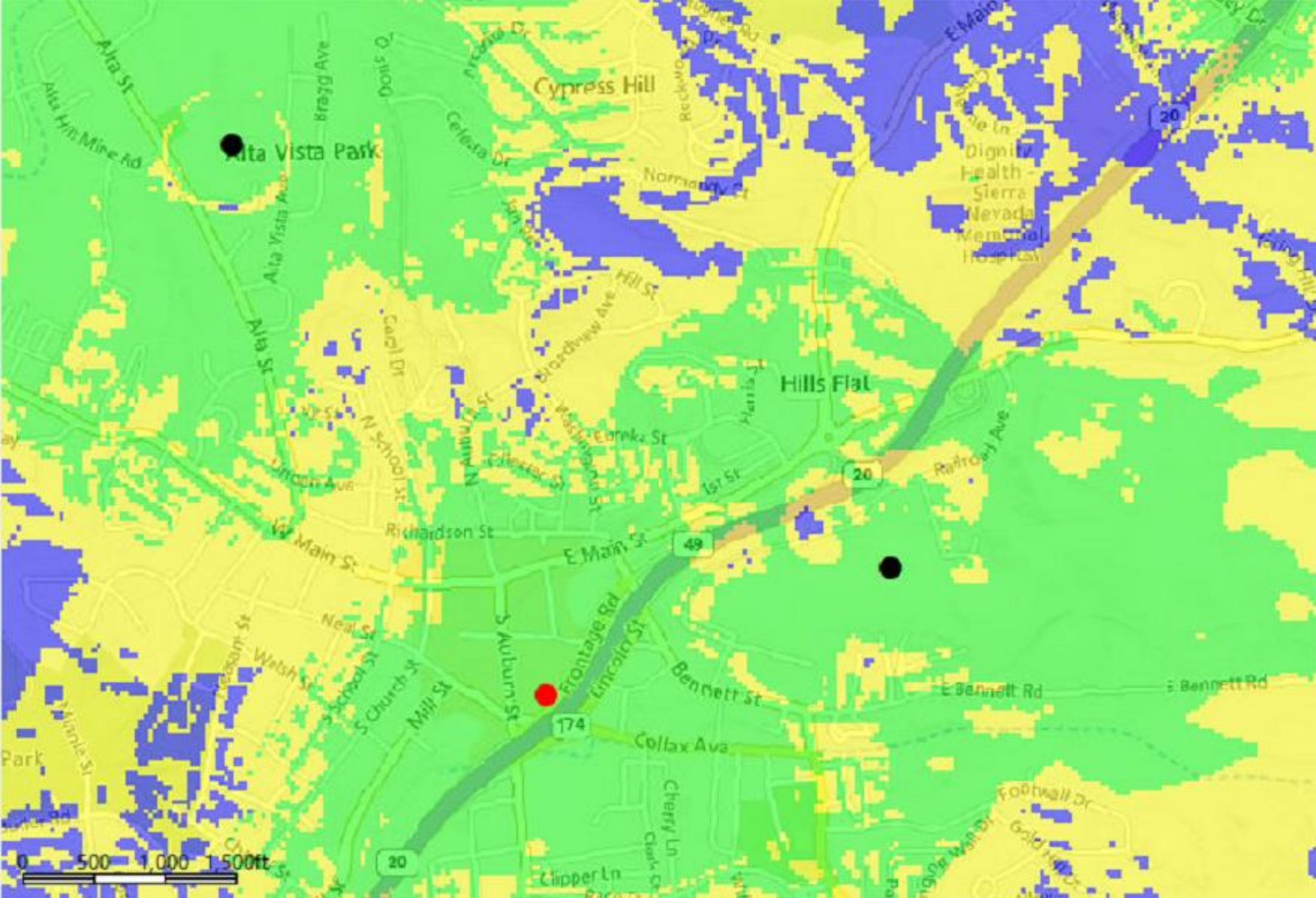


Legends

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

Existing Coverage LTE 700 + Clock Tower at 70'

ATTACHMENT 9



Legends

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



AT&T Business

on Behalf of

Co-Locations and Alternative Site Analysis Report
DEVELOPMENT APPLICATION FOR AT&T SITE "Gold Miners Inn"

AT&T SITE NUMBER: CVL01084

AUTHORIZED AGENT:

51 WIRELESS GROUP, LLC.

ZONING MANAGER:

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

PROPERTY OWNER: Gold Miners Inn, LLC.

APN: 008-373-018-000

109 Bank Street, Grass Valley, CA 95945

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

on Behalf of

Project Background and objectives:

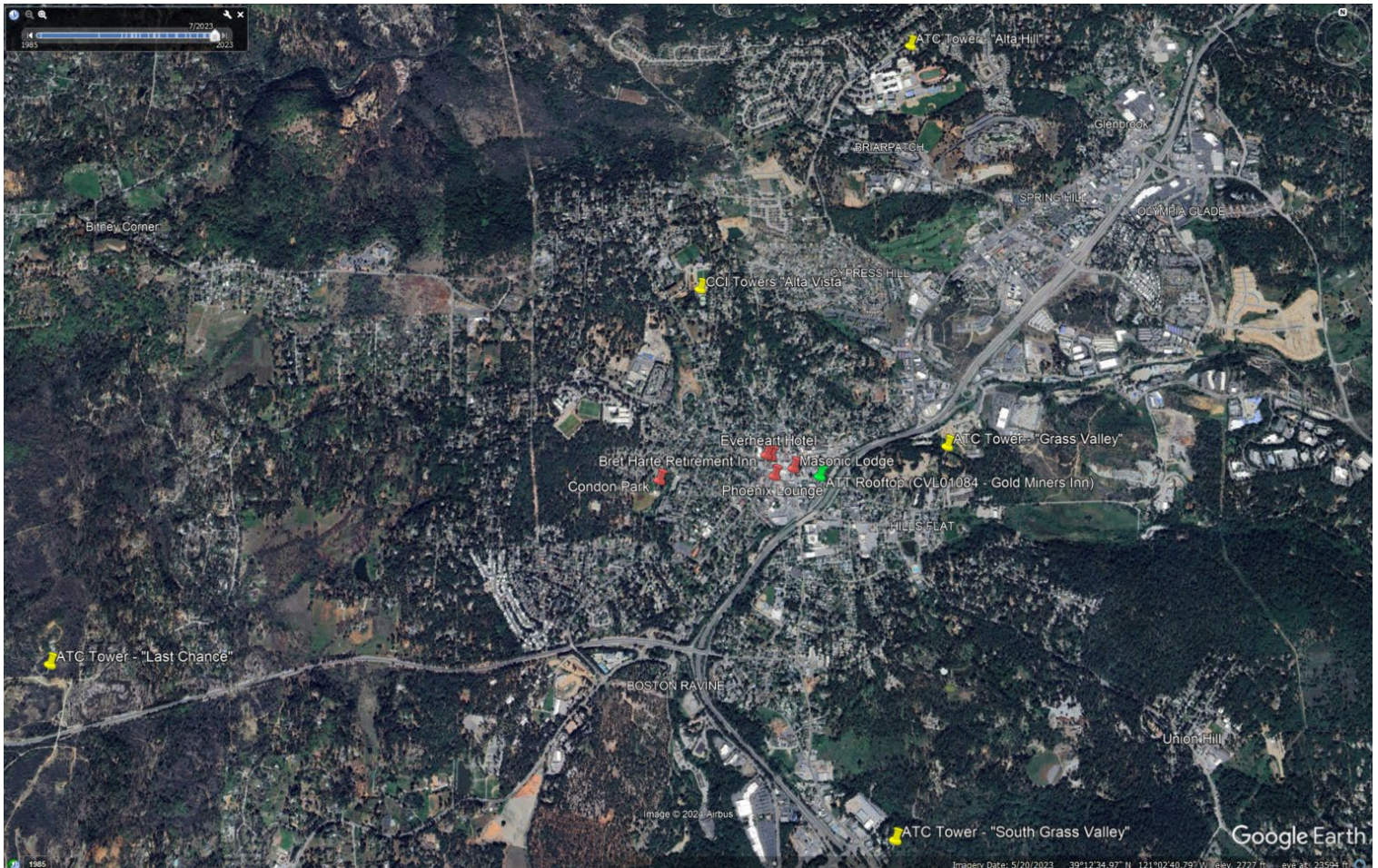
AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) at 109 Bank Street, Grass Valley, CA 95945 (“Gold Miners Inn”) APN 008-373-018-000 in the downtown of Grass Valley, CA located in Nevada County in order to provide wireless telecommunication services in the coverage area in order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

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

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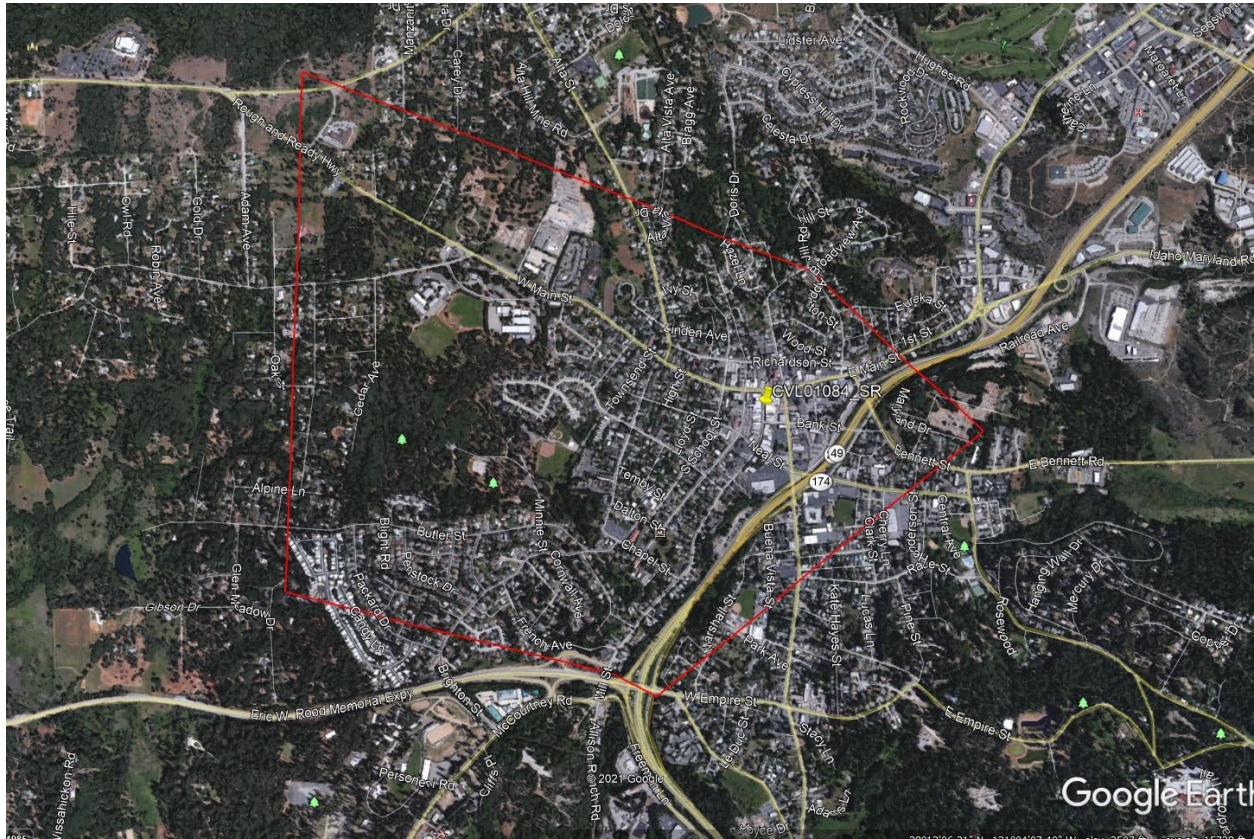
on Behalf of

Search Ring's Description and Objectives:



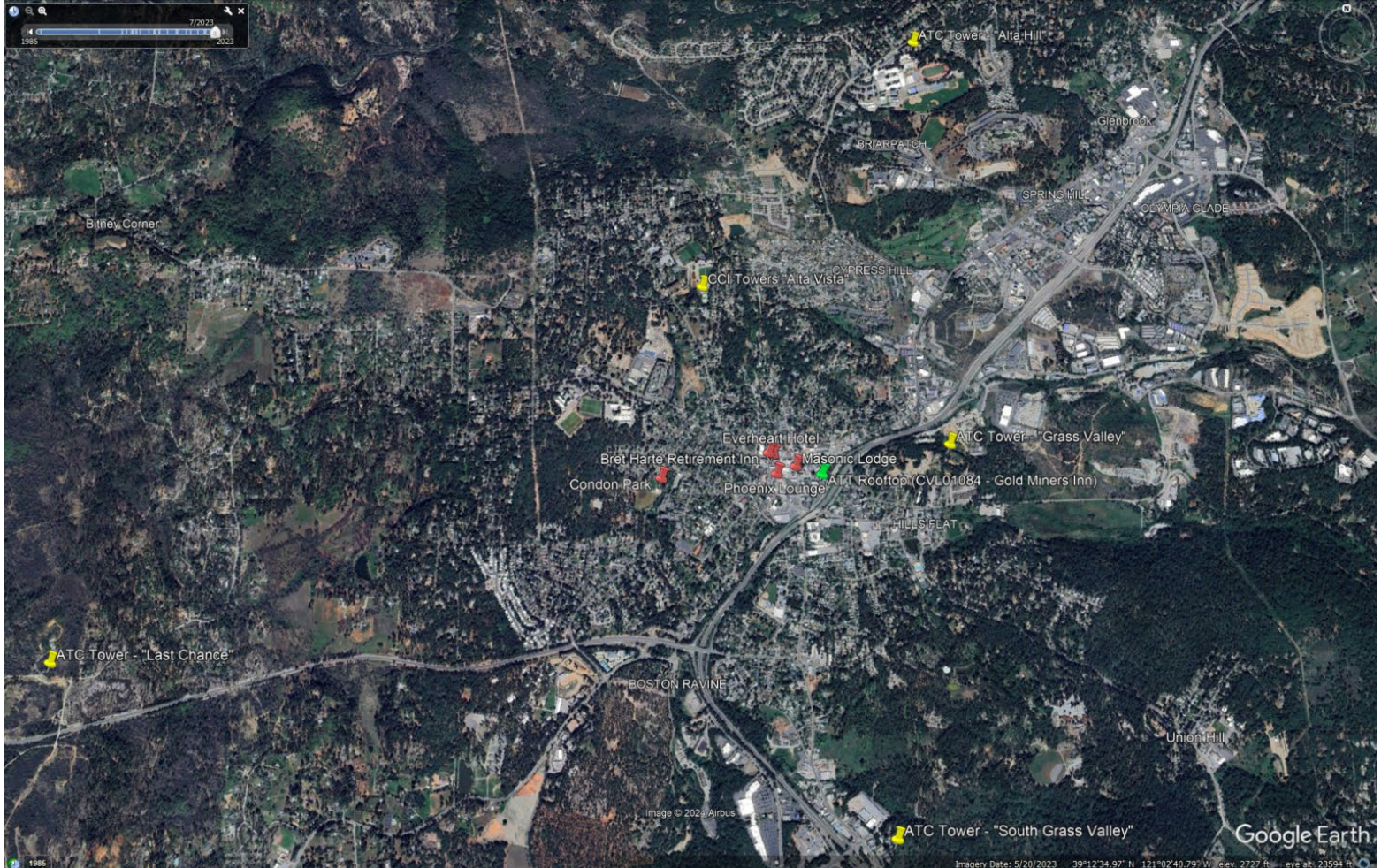
AT&T's coverage objectives are to provide reliable LTE wireless services to the Downtown of Grass Valley, CA. Due to the topography, existing structures of the downtown and due to the already existing facilities outside of the downtown, a new facility centrally located in the downtown is needed in order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

on Behalf of



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

Potential Co-locations:



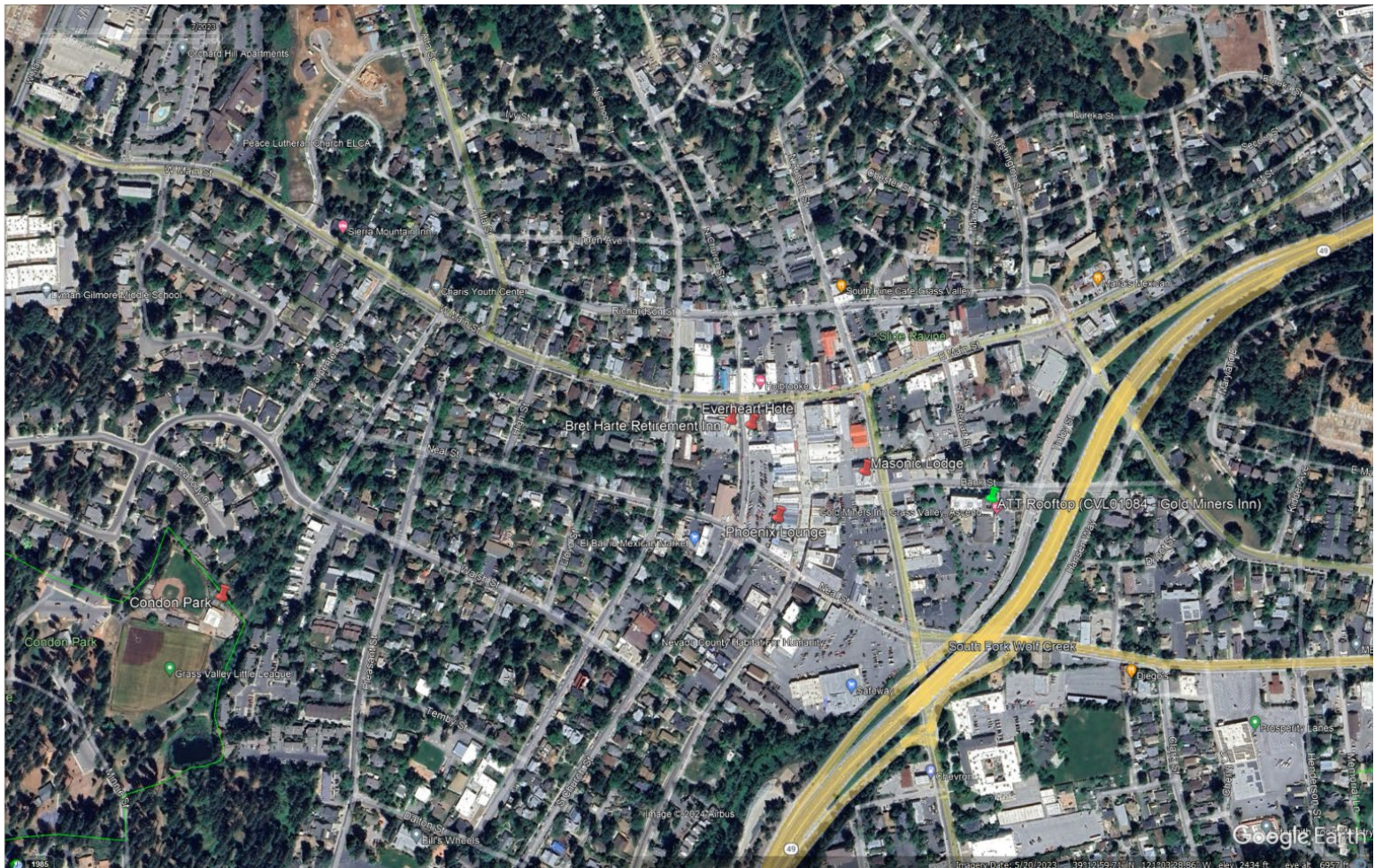
AT&T investigated five (5) existing facilities in and around Downtwon Grass Valley, CA before looking at properties where no wireless facilities exist. All five (5) of these existing faciltiies were disqualified for the following reasons.

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.

on Behalf of

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 determine their feasibility and viability for a new unattended 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”.

on Behalf of

1. Condon Park:

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

2. Bret Harte Hotel:

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

3. Everheart Hotel:

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

4. Phoenix Lounge:

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

5. Masonic Lodge:

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

on Behalf of

Conclusion:

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

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

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

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

ATTACHMENT 11

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

Number	Address	Distance	ASML	Latitude
1	145 East Main Street (foundry site)	0.25	2457	39.218936
2	185 East Main St. (post office)	0.25	2447	39.219233
3	228 Bennett St. – Dow Alexander Park	0.25	2427	39.218139
4	100 Block of Bennett St. - Bright Future	0.25	2460	39.217766
5	131 Colfax Avenue City-owned parcel	0.25	2440	39.21616
6	109 Neal St. – Safeway	0.25	2427	39.216321
7	309 Neal St. - El Barrio Bldg	0.25	2473	39.217789
8	305 Neal St. - Tri-Counties Bank	0.25	2477	39.217644
9	134 South Church Street -Bank of America Parking Lot	0.25	2477	39.218367
10	109 South School St. - Elk's Lodge	0.25	2506	39.218768
11	100 South Church St. - Brett Harte Parking Lot	0.25	2467	39.218744
12	314 West Main St. - Center for the Arts	0.25	2506	39.219826
13	120 North Auburn Miner's Office Complex	0.25	2460	39.219484
14	210 North Auburn – Court Yard Suites	0.25	2450	39.220579
15	441 Central Avenue - Memorial Park	0.5	2440	39.214518
16	140 Park Avenue - Silver Springs HS	0.5	2493	39.212122
17	425 Dalton - Saint Mary's Academy	0.5	2480	39.214986
18	Cemetery (Kidder Avenue - Co-locate on Existing Pole)	0.5	2552	39.219183
19	660 Minnie Street - Condon Park	1	2490	39.217352
20	1036 Rough and Ready Hwy - NID facility	1	2608	39.223355
21	808 Alta Vista Ave. Water Treatment Facility	1	2664	39.227907
22	380 Railroad Ave. -Hill's Flat	1	2539	39.222159
23	625 Idaho-Maryland Rd – DeMartini's	1		39.220685

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

ATTACHMENT 11

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

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

Applicant Justification - Why Alternate candidate Sites Will Not Work

Comments

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

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



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

From Nick Tagas <nick.tagas@51wireless.net>

Date Fri 4/17/2026 9:45 AM

To Vanessa Franken <vfranken@grassvalleyca.gov>; Robert May <rmay@chwlaw.us>; David Ruderman <druderman@chwlaw.us>

Cc Amy Kesler-Wolfson <awolfson@grassvalleyca.gov>; Taylor Whittingslow <twhittingslow@grassvalleyca.gov>; Alex Gammelgard <agammelgard@grassvalleyca.gov>

2 attachments (273 KB)

CVL01084 Alt Candidates_RAN Feedback.xlsx; Map .jpg;

Good Morning Vanessa,

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

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

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

Sincerely,

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

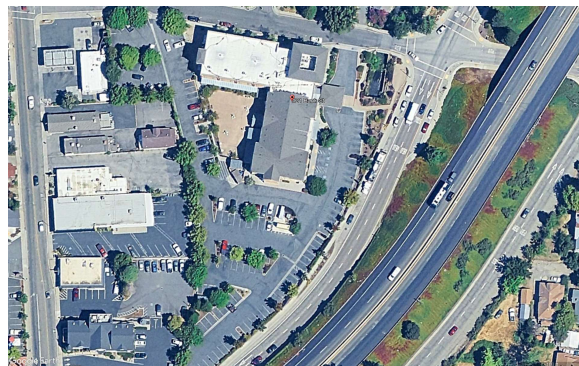
Nick.Tagas@51wireless.net



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

Prepared For AT&T Mobility, LLC

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



Statement of Compliance

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

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1. Executive Summary

Purpose of Report

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

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

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

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

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

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

2. Predicted Emissions

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

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

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

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

3. Mitigation Recommendations

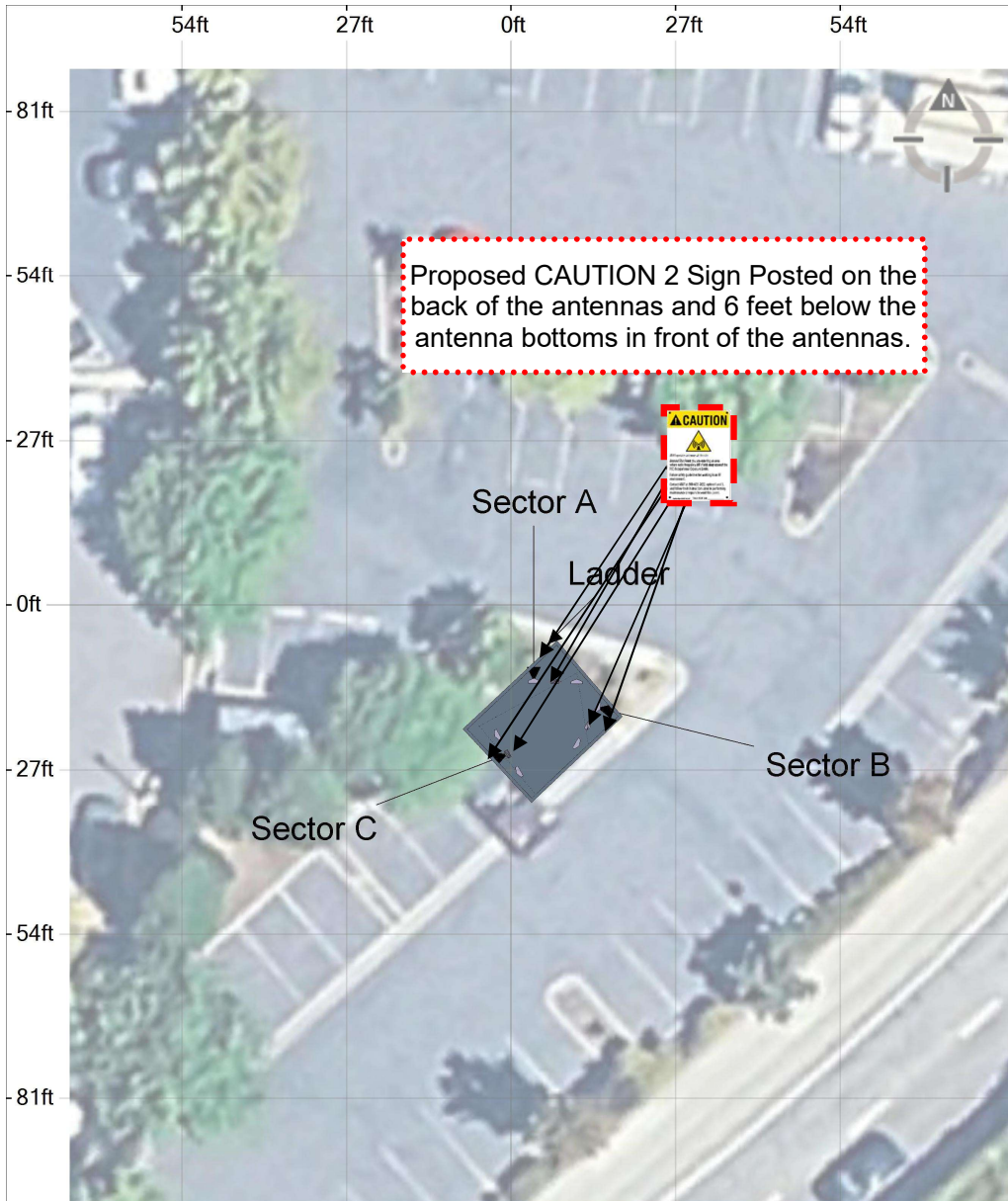
To reduce the risk of exposure and/or injury, EBI recommends that access to the Clock Tower or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended as presented below. Posting of the signage and installation of the recommended barriers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

Table 3: Recommended Mitigation		
Location	Proposed Signage	Proposed Barrier(s)
Access Point(s)	<ul style="list-style-type: none"> None 	None
Alpha Sector	<ul style="list-style-type: none"> Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas. 	None
Beta Sector	<ul style="list-style-type: none"> Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas. 	None
Gamma Sector	<ul style="list-style-type: none"> Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas. 	None

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

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

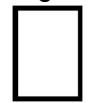
Mitigation Overview Zoning



Items to be removed



Existing Signs



Proposed Signs



Existing Barriers



Proposed Barriers



Safety Instructions



Notice 2



Notice 2D



Caution 2



Caution 2A



Caution 2B



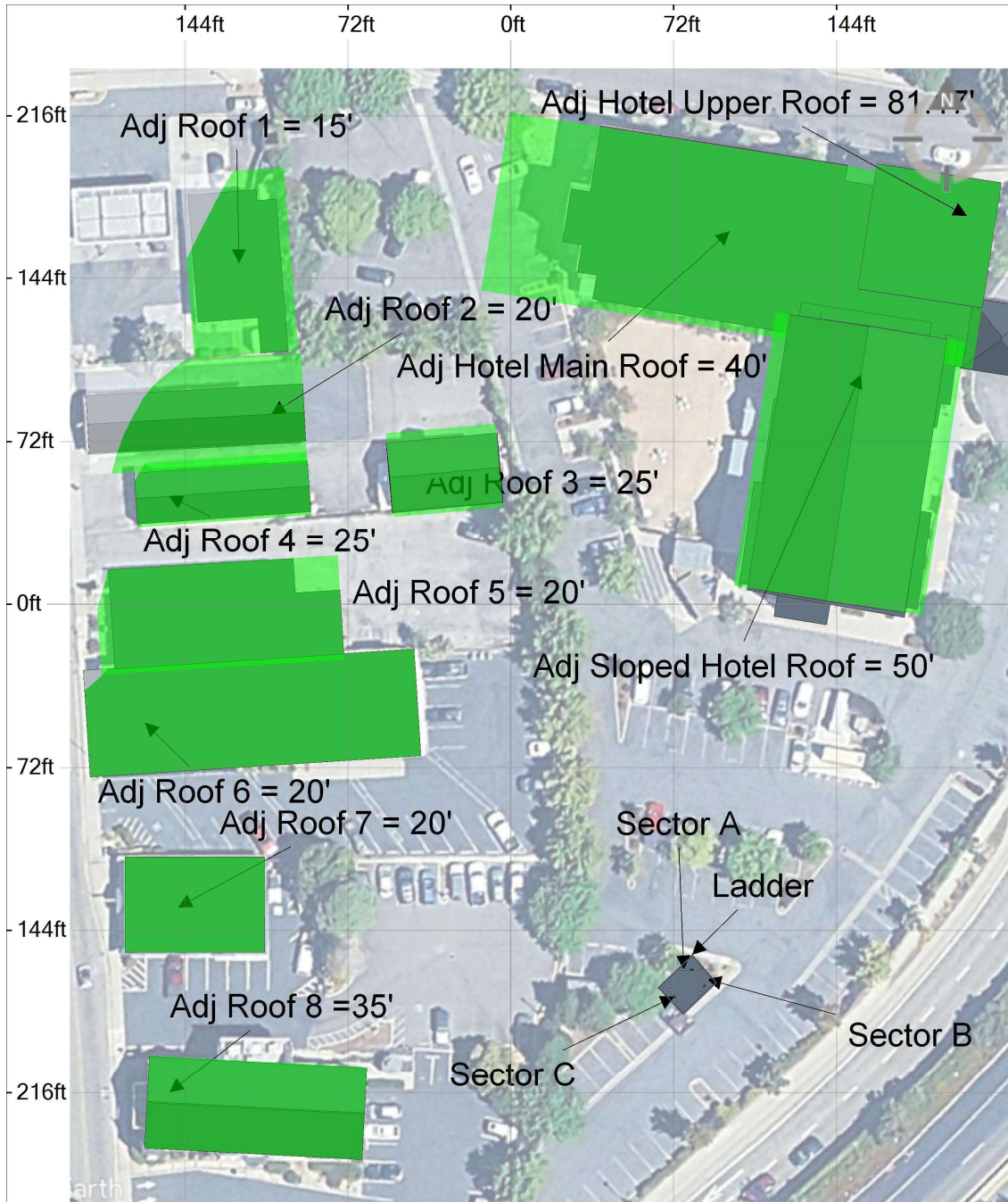
Caution 2C



Caution 2D



Exposure Threshold - All Adjacent Roofs



% of FCC OET 65 Public



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

4. Limitations

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




5. Appendices

Appendix A: Certifications

Report Preparer Certification

I, Colin Mounce, state that:

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



Reviewed and Approved by:



sealed 29dec2025

Michael McGuire
Electrical Engineer
mike@h2dc.com

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

Appendix B: RF Exposure Policy Requirements

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

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

Appendix C: AT&T Signage and Mitigation

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

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

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

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	<p>2.5" x 6.5" NOTICE DECAL</p>		
	<p>7" x 7" NOTICE SIGN</p>		
	<p>2.5" x 6.5" CAUTION DECAL</p>		
	<p>7" x 7" CAUTION SIGN</p>		

Appendix D: Federal Communications Commission (FCC) Requirements

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

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

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

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

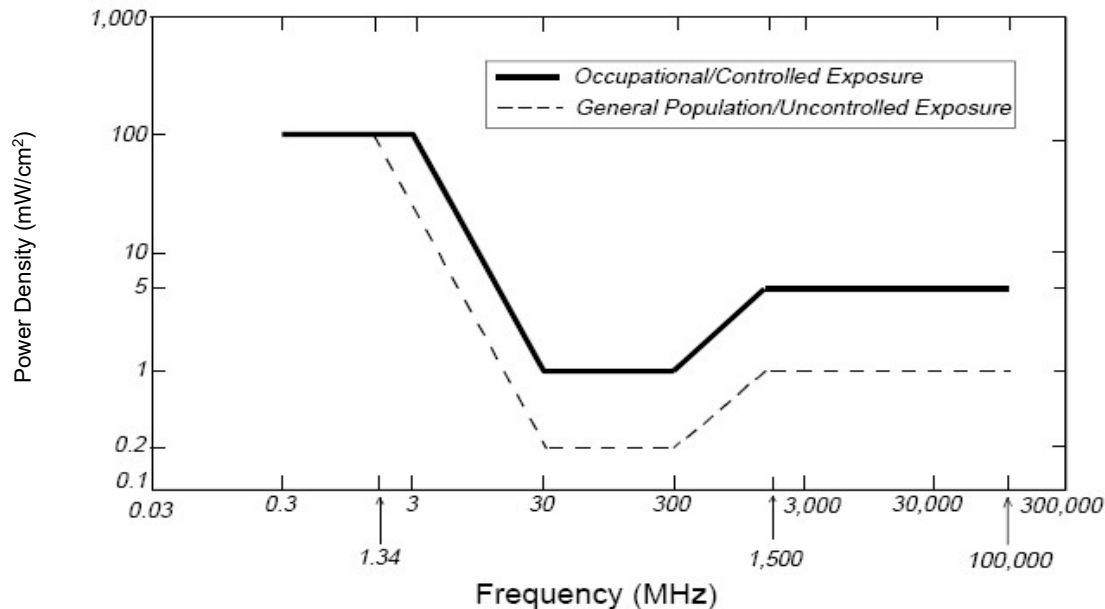
Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a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

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (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 700 MHz, the FCC's occupational MPE limit is 2.33 mW/cm² and an uncontrolled MPE limit of 0.47 mW/cm². For the AT&T equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	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
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

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

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

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

FCC Compliance Requirement

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

Appendix E: RF Compliance Simulation Software

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

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

IXUS Version Number: 4.16 (0)2025.3.0 (Calculator: 2025.3).

Compliance Exposure Standard: FCC OET 65.



DRAFT CONDITIONS OF APPROVAL

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

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 5/19/2026, with an effective date of 6/04/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 5/19/2027, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.

2. The final design shall be consistent with the Use Permit/Minor Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.

3. The applicant and/or facility operator agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

BUILDING DIVISION

1. Obtain a building permit for all applicable work.

FIRE MARSHAL

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

2. Gates and Barriers: Gates or other barriers across cell site access roads which also serve as fire access roadways shall provide a rapid reliable access by means of a key box so as to provide immediate access for life safety or firefighting purposes. The key box shall be located in an accessible location. The location must be approved by the Fire Authority Having Jurisdiction (FAHJ) and the key box must be ordered through the local FAHJ. Note: Keys are different for different fire agencies throughout the County. Gates or barriers across cell site access roads that do not also serve as fire access roads are unregulated by this policy.
3. Construction – Structure Proposed: Cellular facilities that propose structures to enclose cellular cabinets and equipment must meet the following requirements:
 - a. Exterior walls must be non-combustible. (Example: masonry, 2-hour rated steel, etc.)
 - b. Eaves must be enclosed with fire-resistive material (Example: stucco, cement fiber board).
 - c. Roofs must be class “A” assemblies with edge protection.
 - d. Openings must be protected with fire-rated assemblies.
4. Construction – Structure Not Proposed: Cellular facilities that do not propose to enclose the cellular cabinets and equipment with a structure must meet the following requirements:
 - e. A masonry block wall with a minimum thickness of 6-inches must be installed around all sides of the facility facing combustible vegetation to prevent ignition of vegetation.
5. Fuel modification: Cellular facilities that cannot be self-protected as outlined in #3 or #4 above must maintain a minimum 30 foot of fuel modification on all sides of the cellular facility or as required under the County’s Defensible Space for Fire Protection Ordinance.
6. Facility Standby Power: Emergency power or uninterrupted power supplies shall be accordance with Chapter 54 and/or 57 of the California Fire Code. Sign(s) designed in accordance with National Fire Protection Association Standard 704 must be posted on the structure.
7. Fire Protection System: The local FAHJ shall approve, prior to installation or modification, any Fire Protection Systems and Equipment.
8. Fire Radio Interference: The proposed telecommunications equipment, cell tower, and GPS signals shall not create interference with fire department radio communication.

PLANNING DIVISION

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

2. Should the tower ever become non-operational, contract with the property owner become null, or the tower should become severely damaged to warrant removal, removal of the facility shall be conducted within a reasonable timeframe and all fees associated with removal are the responsibility of the applicant and/or facility operator.
3. The exterior of the clock tower shall be maintained in a clean and orderly condition, free of visible staining/dust, discoloration, graffiti or deterioration. The property owner shall perform exterior cleaning (pressure washing) and exterior maintenance (painting, replacement of details, non-functional clock, etc.) of the tower as needed, but no less than once annually. Upon request by the Planning Division, the applicant and/or facility operator shall provide documentation (invoice[s]) demonstrating compliance with this requirement.
4. Any parking lot landscape that outside of the required 30-foot fuel modification area that is removed/negatively impacted by construction shall be replaced.
5. Project proponent is responsible for recordation payment of the adopted Mitigated Negative Declaration (MND [SCH: 2026040727]) and Notice of Determination. Nevada County Recorder fees and the applicable CA Department of Fish and Wildlife (CDFW) fees at time of filing for the ISMND is required to be paid and is the responsibility of the applicant/operator. The current 2026 CDFW fees are \$3,043.75.
 - 2026 CDFW Fees: <https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>
6. A copy of the recorded document shall be provided to the Planning Department. An Official Recorder's copy shall be mailed to the address below. Applicable Recorder copy fees are the responsibility of the project proponent. The Planning Division is the lead agency and is required to publish the recorded document to the State Clearinghouse within (5) days of project approval.
7. Project proponent shall satisfy required Mitigation Measures from adopted Mitigation Monitoring and Reporting Program (MMRP)

FIRE MARSHAL

1. Access: Roadways installed and maintained by the cellular company solely for maintenance of their equipment shall be deemed adequate for fire prevention inspection. Roadways to the cellular site shall not be required to be installed and maintained to support fire apparatus.
2. Gates and barriers: Gates or barriers across cell Site access roads which also serve as fire access roadways shall provide rapid reliable access by means of a key box so as to provide immediate access for life safety or fire fighting purposes. The key box shall be located in an accessible location. The location must be approved by the FAHJ. Please note, keys are different for different fire agencies throughout the County. Gates

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

3. Construction – Proposed Structure: Cellular facilities that propose structures to enclose cellular cabinets and equipment must meet the following:
 - a. Exterior walls must be non-combustible (masonry, 2-hour rate steel, fire walls, etc.)
 - b. Eaves must be enclosed with fire resistant materials (stucco, cement fiber board, etc.)
 - c. Roofs shall be “Class A” assemblies with edge protection.
 - d. Openings must be protected with fire-rated assemblies.
4. Construction – Proposed Structure: Cellular facilities that do not propose to enclose the cellular cabinets and equipment with a structure must meet the following:
 - a. A masonry block wall, with a minimum thickness of 6 inches, shall be installed along all sides of the facility that face combustible to reduce the potential for ignition.
5. Fuel Modification: Cellular facilities that cannot be self-protected as outlined in #3 or #4 above shall maintain a minimum 30-foot of fuel modification on all sides of the cellular facility, or as required under the County’s Defensible Space for Fire Protection Ordinance.
6. Facility Standby Power: Emergency power or uninterrupted power supplies shall be in accordance with Chapter 54 and/or 57 of the CA Fire Code. Sign(s) designed in accordance with the National Fire Protection Association Standards 704 shall be posted on the structure.
7. Fire Protection System: The local FAHJ shall approve any Fire Protection Systems and Equipment, prior to installation or modification.

ENGINEERING DIVISION

1. Tower footings shall not infringe on/within the City of Grass Valley Sewer Easement. This easement conveys a 24-inch main sewer trunk link carrying significant flows from the east portion of the City to the City of Grass Valley Sewer Treatment Plant. No other utilities can be placed in that easement as it is solely dedicated for the sewer main.
2. Provide Registered Civil Engineer stamped construction details on proposed tower footing plans and verification that footings will not infringe in/on the sewer easement. Wolf Creek enters a box culvert south of Bank Street before flowing underground. There is potential for tower footings to be in conflict with the underground box culvert.
3. Clearly indicate the Sewer Easement on all building permit plans for the facility; the Sewer Easement conveys a 24-inch main sewer trunk line.

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

NEVADA COUNTY ENVIRONMENTAL HEALTH DIVISION

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



MITIGATION MONITORING AND REPORTING PROGRAM

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

MITIGATION AND MONITORING MATRIX

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

MITIGATION MEASURES

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

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

1. AESTHETICS**2. AGRICULTURAL AND FORESTRY RESOURCES****3. AIR QUALITY**

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

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

Timing: *Prior to issuance of Improvement/Building permits*

Reporting: *Agency approval of future permit issuance*

Responsible Agency: *Planning Department / NSAQMD*

4. BIOLOGICAL RESOURCES

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

Timing: *At time of building permit application*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Engineering Division/Planning Department*

5. CULTURAL RESOURCES

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

Timing: *Prior to the issuance of Building/Improvement permits and during construction*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Planning Division*

6. ENERGY

7. GEOLOGY AND SOILS

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

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

8. GREEN HOUSE GAS EMISSIONS

9. HAZARDS AND HAZARDOUS MATERIALS

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

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

Location	Proposed Signage	Proposed Barrier(s)
Access Point(s)	<ul style="list-style-type: none"> ▪ None 	None
Alpha Sector	<ul style="list-style-type: none"> ▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas. 	None
Beta Sector	<ul style="list-style-type: none"> ▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas. 	None
Gamma Sector	<ul style="list-style-type: none"> ▪ Install CAUTION 2 signs on the back of the antennas, and 6 feet below the antenna bottoms in front of the antennas. 	None

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

10. HYDROLOGY AND WATER QUALITY

Mitigation Measure 10A. Professionally Prepared Construction Plan and Flood Elevation Certificate.

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

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

11. LAND USE AND PLANNING

12. MINERAL RESOURCES

13. NOISE

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

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

Timing: *Prior to issuance of Improvement/Building permits*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Planning Department*

14. POPULATION AND HOUSING

15. PUBLIC SERVICES

16. RECREATION

17. TRANSPORTATION

18. TRIBAL CULTURAL RESOURCES

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

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

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

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

Timing: *Prior to issuance of Grading/Improvement/Building permits and throughout construction*

Reporting: *Planning Division Approval of Construction Permits*

Responsible Agency: *Planning Division & United Auburn Indian Community (UAIC)*

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

19. UTILITIES AND SERVICE SYSTEMS

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

Timing: *Prior to issuance of Improvement/Building permits and during construction*

Reporting: *Agency approval of permits or plans*

Responsible Agency: *Planning Division*

20. WILDFIRE

21. MANDATORY FINDINGS OF SIGNIFIGANCE

See all Mitigation Measures listed above.