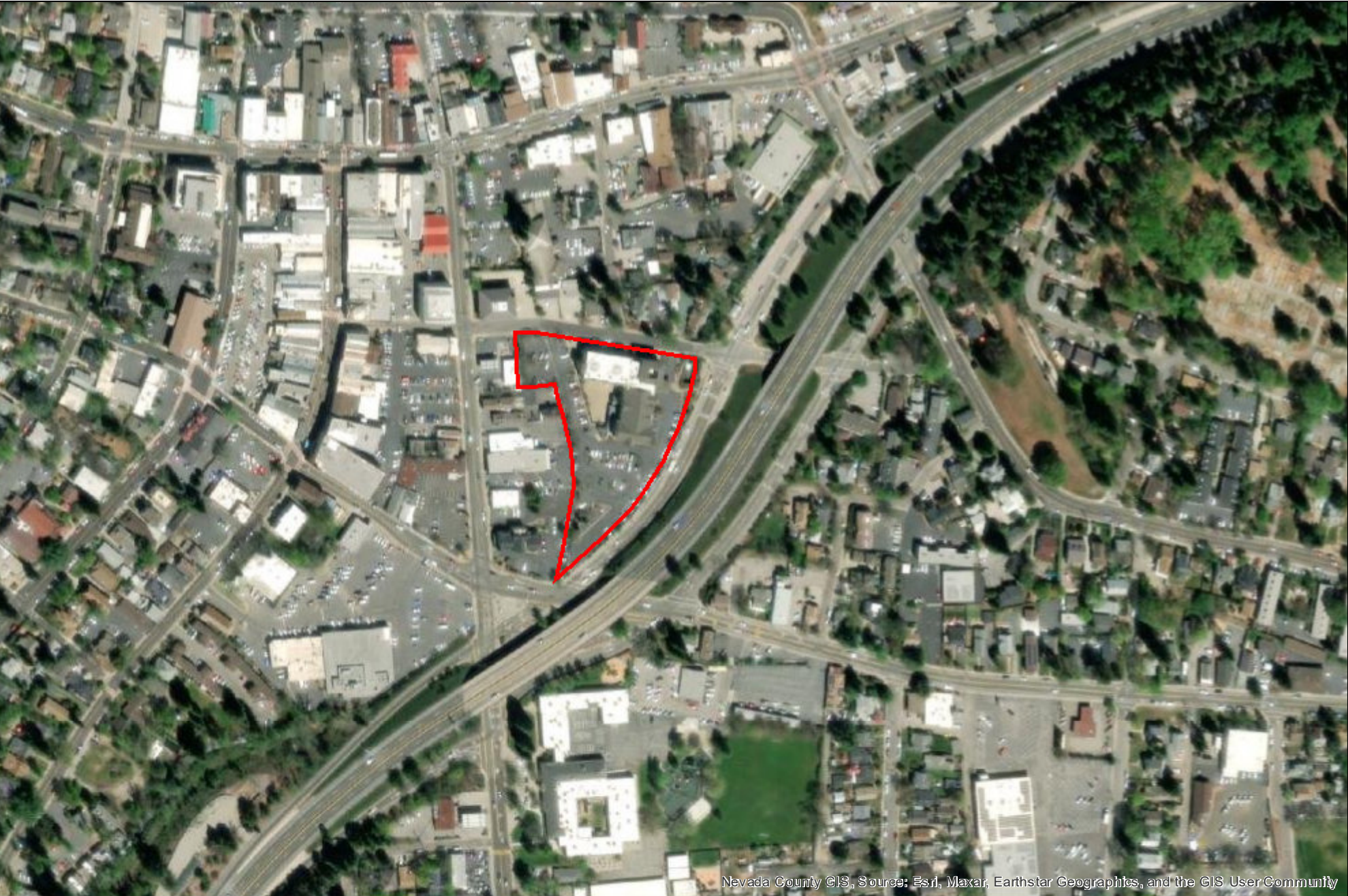
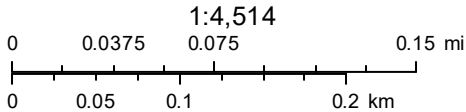


# Aerial Map - APN 008-373-018



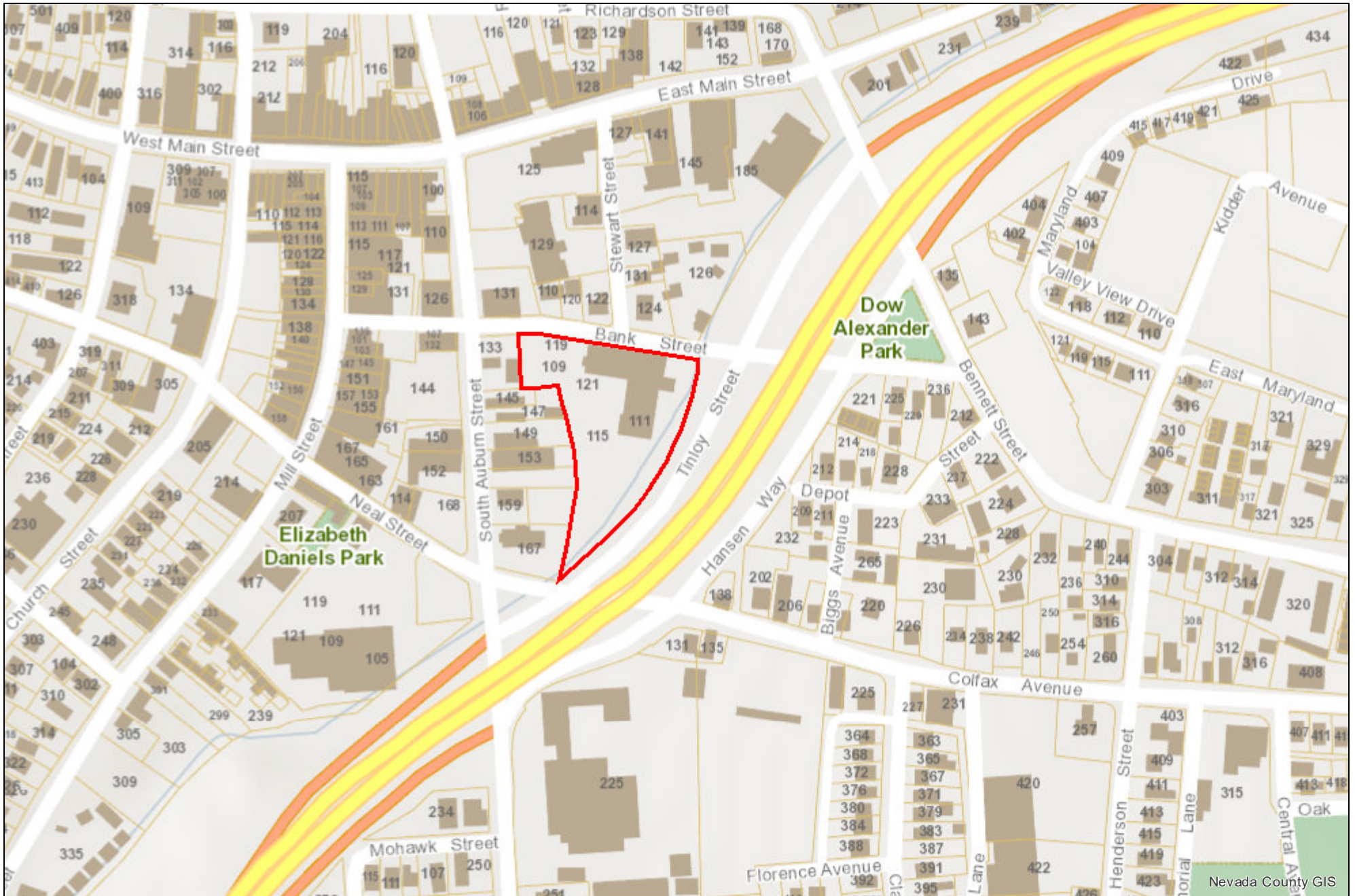
Nevada County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

December 12, 2023  
© 2022 Nevada County GIS

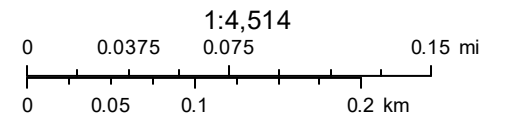


Nevada County GIS  
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# Vicinity Map - APN 008-373-018



December 12, 2023  
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Nevada County GIS  
© 2022

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



**Application Types**

**Administrative**

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

**Development Review**

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

**Entitlements**

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

**Environmental**

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

**Sign Reviews**

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

**Subdivisions**

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

**Use Permits**

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

**Variations**

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

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

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

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

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

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

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

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

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** 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 1<sup>st</sup>** of each year.

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

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



4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y \_\_\_\_\_ N 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 16<sup>th</sup> day following the date by the appropriate review authority, where no appeal of the review authority’s action has been filed in compliance with Chapter 17.91 of the City’s Development Code.

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

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

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

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

Applicant Signature: Nicholas Tagas

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

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

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

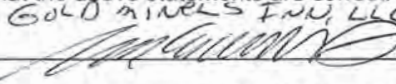
The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

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

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

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

**USE PERMIT**



**SUPPLEMENTAL APPLICATION INFORMATION**

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

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

I. Project Characteristics:

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

B. Describe surrounding land uses:

North: Commercial

South: Commercial

East: Commercial

West: General Residential

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

F. Proposed building site plan:

(1)	building coverage	_____	Sq. Ft.	_____	% of site
(2)	surfaced area	_____	Sq. Ft.	_____	% of site
(3)	landscaped area	_____	Sq. Ft.	_____	% of site
(4)	left in open space	_____	Sq. Ft.	_____	% of site
	Total	_____	Sq. Ft.	_____	100 %

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. N/A

\_\_\_\_\_



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H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. NONE

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

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

J. Total number of parking spaces provided: NONE

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

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

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

II. Project Characteristics:

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

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

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

C. If fixed seats involved, how many: N/A

If pews or benches, please describe how many and the total length: \_\_\_\_\_

D. Total number of employees: 0 (Unmanned Wireless Telecommunication facility)

E. Anticipated number of employees on largest shift: 0

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

A. Type of use:

Sales \_\_\_\_\_ Processing \_\_\_\_\_ Storage \_\_\_\_\_  
Manufacturing \_\_\_\_\_ Other Wireless Telecom Facility

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

Square feet/acres 0 Percentage of site 0

C. Describe the proposed outdoor use: None.

\_\_\_\_\_  
\_\_\_\_\_

## USE PERMITS SITE PLAN REQUIREMENTS

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

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### A. Submittal Checklist:

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

### B. Site Plan:

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

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

**ENVIRONMENTAL**



**SUPPLEMENTAL APPLICATION INFORMATION**

**\*REQUIRED UNLESS CDD STAFF DETERMINE THE PROJECT TO BE EXEMPT\***

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

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

**Project Characteristics:**

1. Site characteristics (size, slope, shape, development constraints: Rooftop co-location of wireless antennas for AT&T. Rooftop work to include erecting a new 10' tall cupola as a clock tower to conceal all AT&T's antennas inside.  
\_\_\_\_\_
  
2. Precisely describe the existing use and condition of the site: Commercial building used for lodging/hospitality  
\_\_\_\_\_  
\_\_\_\_\_
  
3. Describe surrounding land uses:  
North: Commercial  
South: Commercial  
East: Commercial  
West: General Residential  
\_\_\_\_\_
  
4. Describe the plant cover found on the site, including the number and types of all trees: N/A  
\_\_\_\_\_
  
5. Water Supply: NID or City of Grass Valley? UNKNOWN  
\_\_\_\_\_
  
6. Is the site filled land or has slopes in excess of 10 percent? UNKNOWN  
\_\_\_\_\_
  
7. Has the site been surveyed for historical, paleontological or architectural resources? Unknown If yes, provide a copy of the survey report.
  
8. Does the site contain any asbestos containing ultramafic rock? UNKNOWN  
\_\_\_\_\_

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

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

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

- a. Emit dust, ash, smoke, fumes or odors? No If so, what is emitted and in what quantities? \_\_\_\_\_
- b. Alter existing drainage patterns? No \_\_\_\_\_
- c. Create a substantial demand for energy or water beyond the typical use associated with the project? No \_\_\_\_\_
- d. Increase noise levels on site or for adjoining areas that may exceed noise levels of the City's General Plan? No \_\_\_\_\_
- e. Generate large amounts of solid waste or litter beyond quantities associated with the type of project? No \_\_\_\_\_
- f. Use, produce, store or dispose potentially hazardous materials such as toxic or radioactive substances, flammable or explosives? Yes, Batteries for backup power \_\_\_\_\_
- g. Would the project require unusually high demands for such services as Police, fire, schools, water, public recreation? No \_\_\_\_\_
- h. Will the project displace any residential occupants? No \_\_\_\_\_

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

- a. Number, size and type of trees to be removed: 0 \_\_\_\_\_
- b. Describe other vegetation on the site: N/A \_\_\_\_\_

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

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

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

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

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

**AT&T SITE NUMBER: CVL01084**

**AUTHORIZED AGENT:**

**51 WIRELESS GROUP, LLC.**

**ZONING MANAGER:**

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

**PROPERTY OWNER: Gold Miners Inn, LLC.**

**APN: 008-373-018-000**

**109 Bank Street, Grass Valley, CA 95945**

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

**Project Background and objectives:**

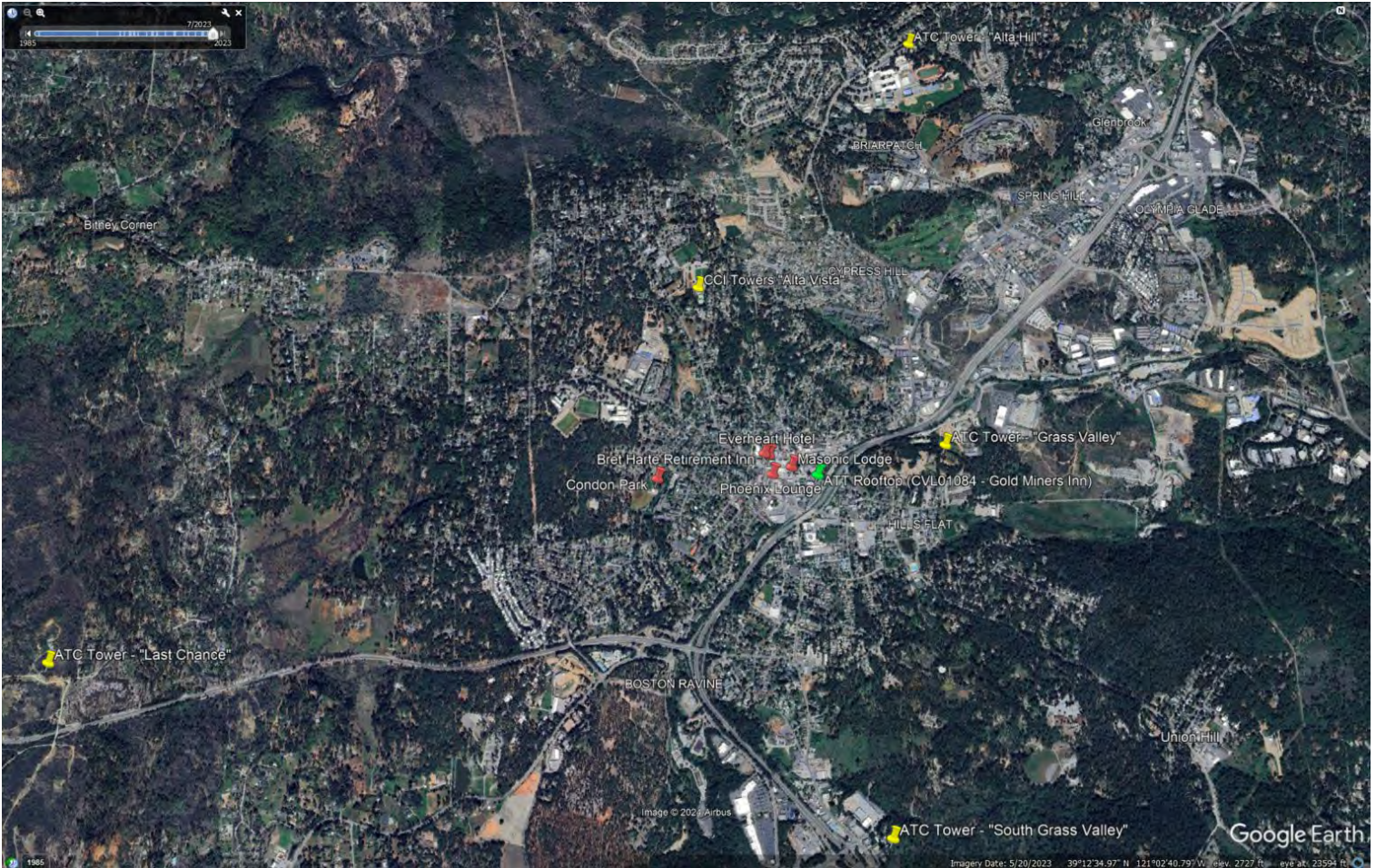
AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) at 109 Bank Street, Grass Valley, CA 95945 (“Gold Miners Inn”) APN 008-373-018-000 in the downtown of Grass Valley, CA located in Nevada County in order to provide wireless telecommunication services in the coverage area in order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

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

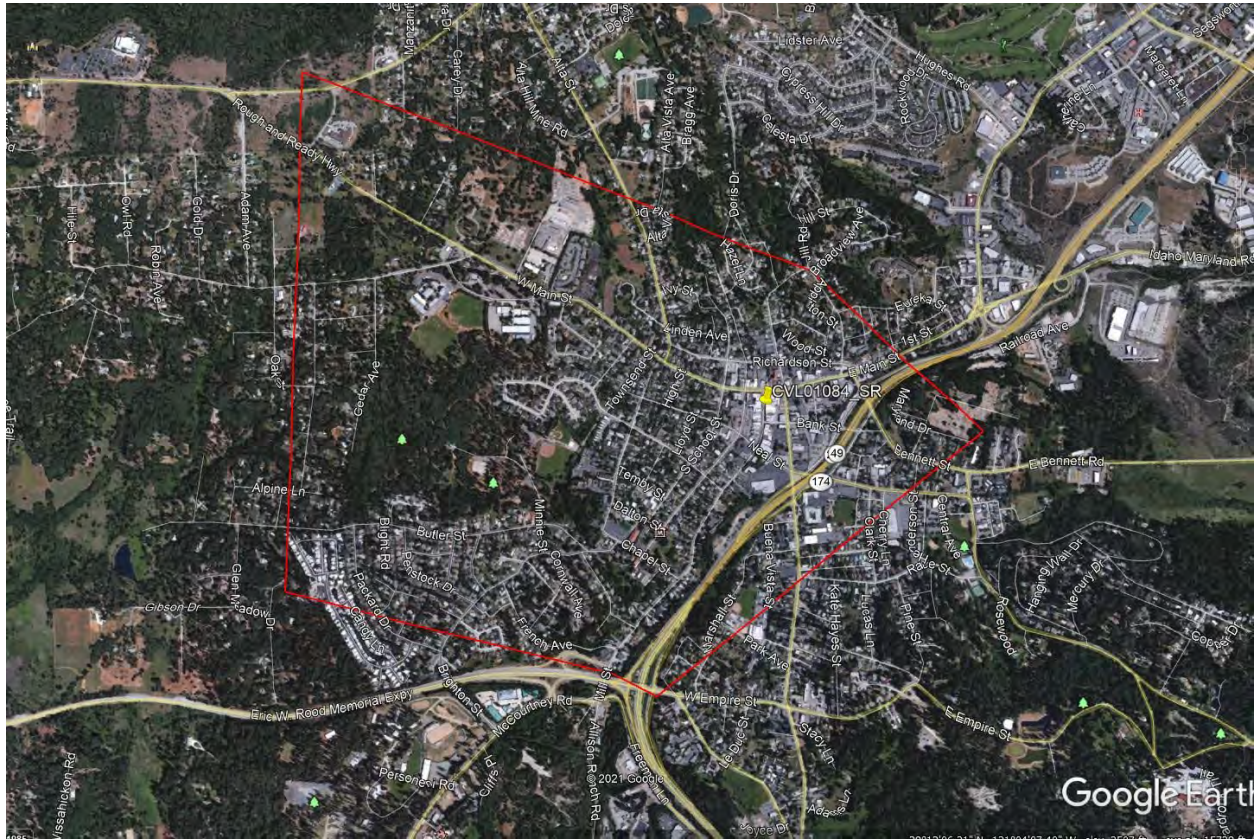
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**Search Ring's Description and Objectives:**

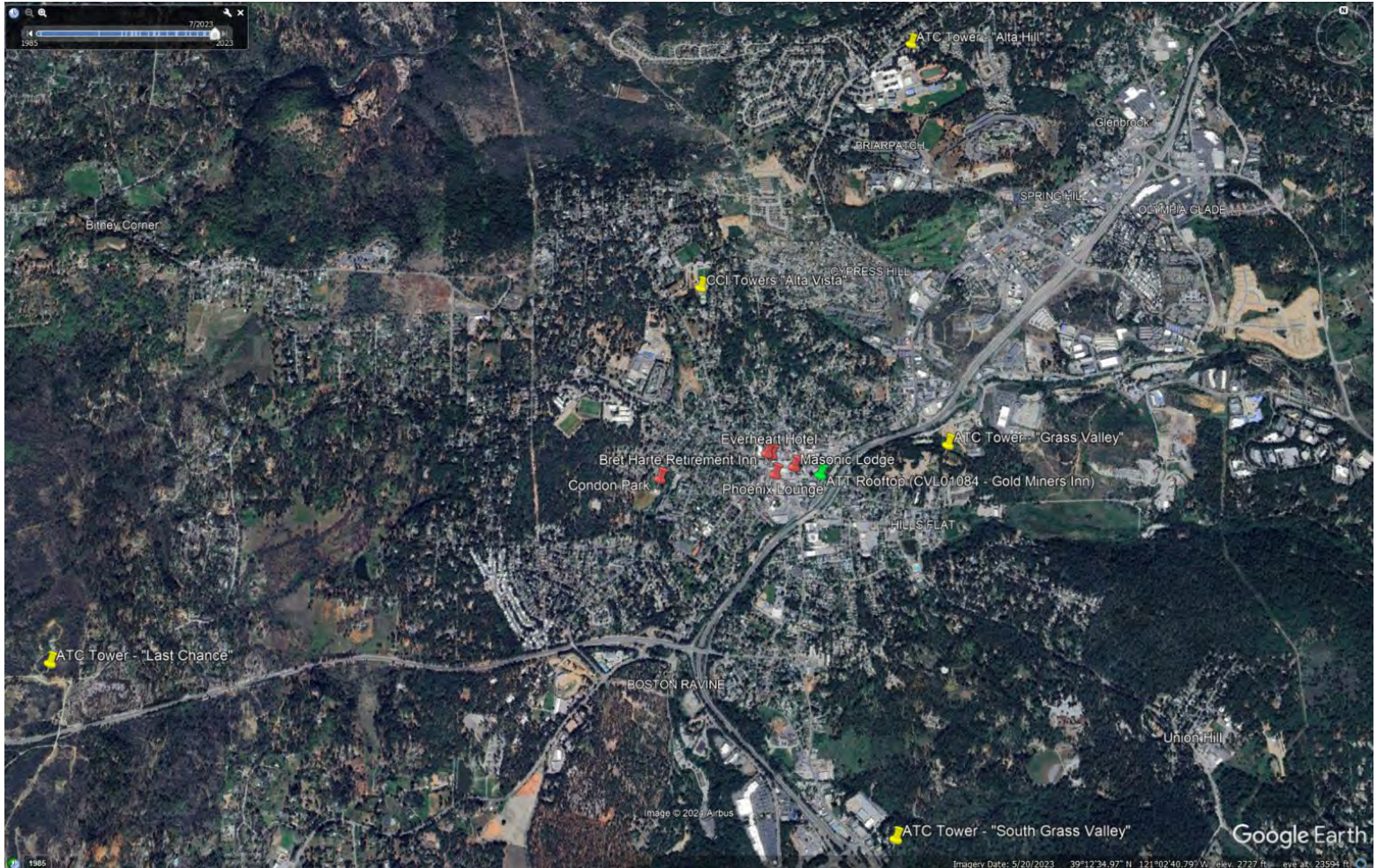


AT&T's coverage objectives are to provide reliable LTE wireless services to the Downtown of Grass Valley, CA. Due to the topography, existing structures of the downtown and due to the already existing facilities outside of the downtown, a new facility centrally located in the downtown is needed in order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



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

**Potential Co-locations:**

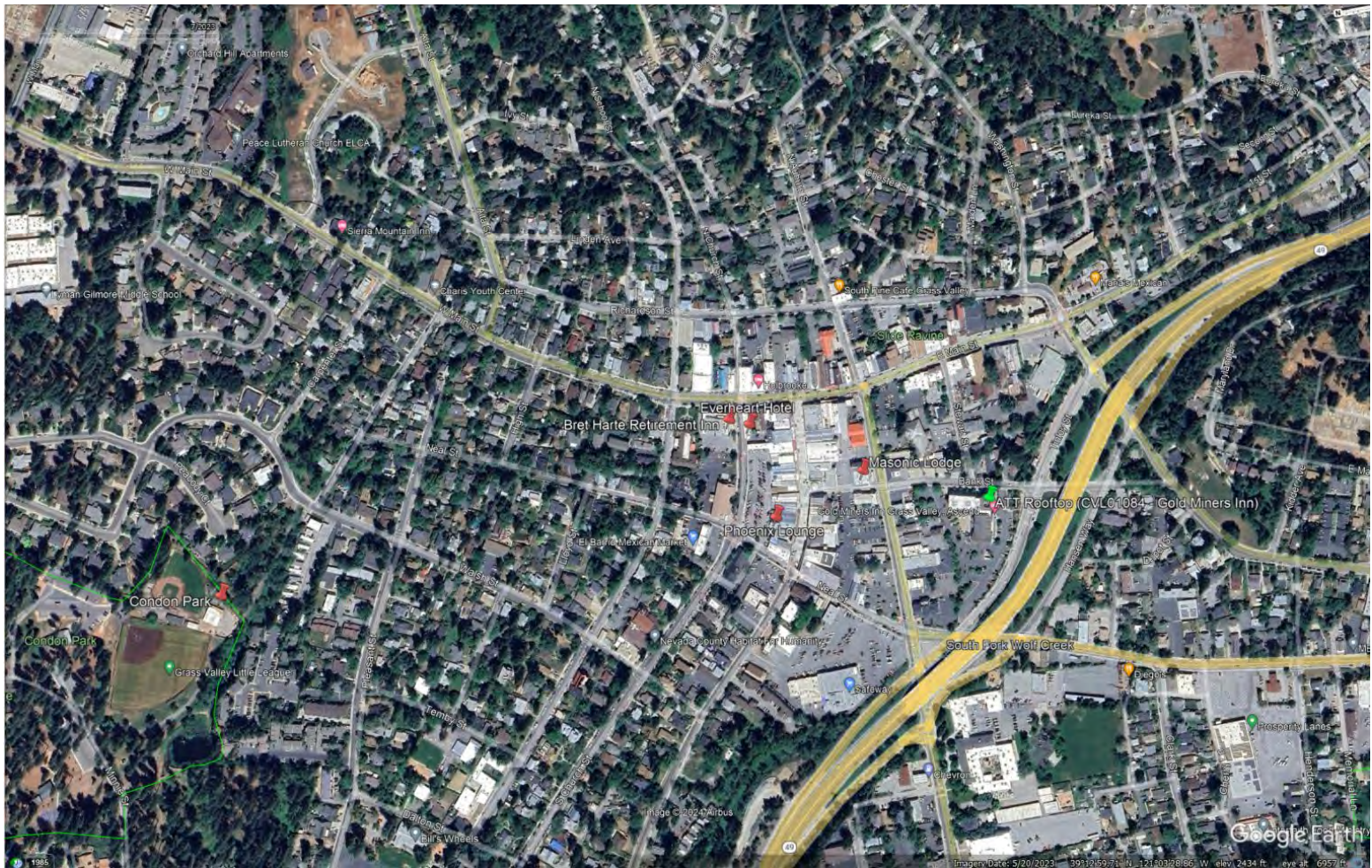


AT&T investigated five (5) existing facilities in and around Downtown Grass Valley, CA before looking at properties where no wireless facilities exist. All five (5) of these existing facilities were disqualified for the following reasons.

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

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

**Alternative Site Analysis:**



AT&T then investigated six (6) parcels where no facilities exist to detract their feasibility and viability for a new 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”.

**1. Condon Park:**

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

**2. Bret Harte Hotel:**

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

**3. Everheart Hotel:**

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

**4. Phoenix Lounge:**

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

**5. Masonic Lodge:**

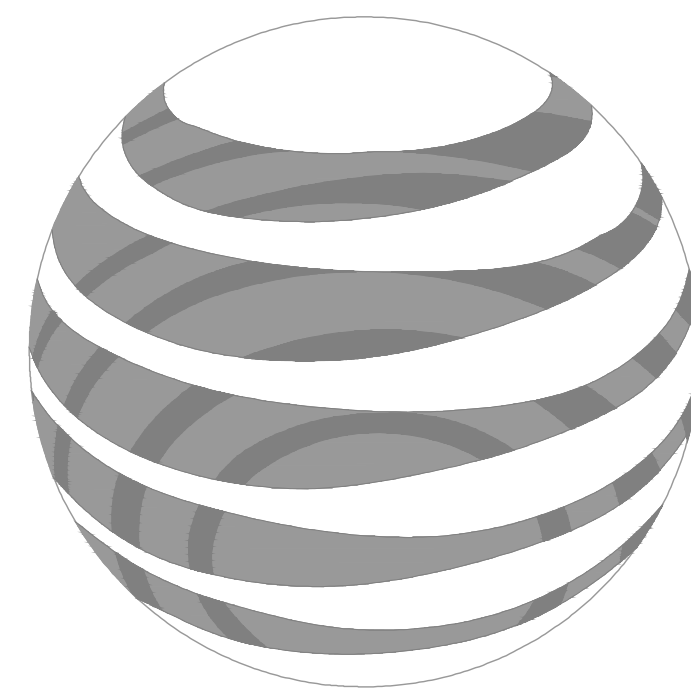
AT&T and Landlord agreed to terms and executed a lease agreement, however once AT&T went through the use permit process, Planning and the Historic Commission confirmed that they would not be able to support the project due to the historic designation of the Masonic Building. The planning Department asked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

**6. Gold Miners Inn:**

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

**Conclusion:**

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



# at&t

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

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

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

### SITE TYPE: OUTDOOR EQUIPMENT / ROOFTOP

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

PREPARED FOR  
  
5001 Executive Parkway  
San Ramon, California 94583

Vendor:

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

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

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

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

SHEET NUMBER:  
**T-1.1**

### PROJECT DESCRIPTION

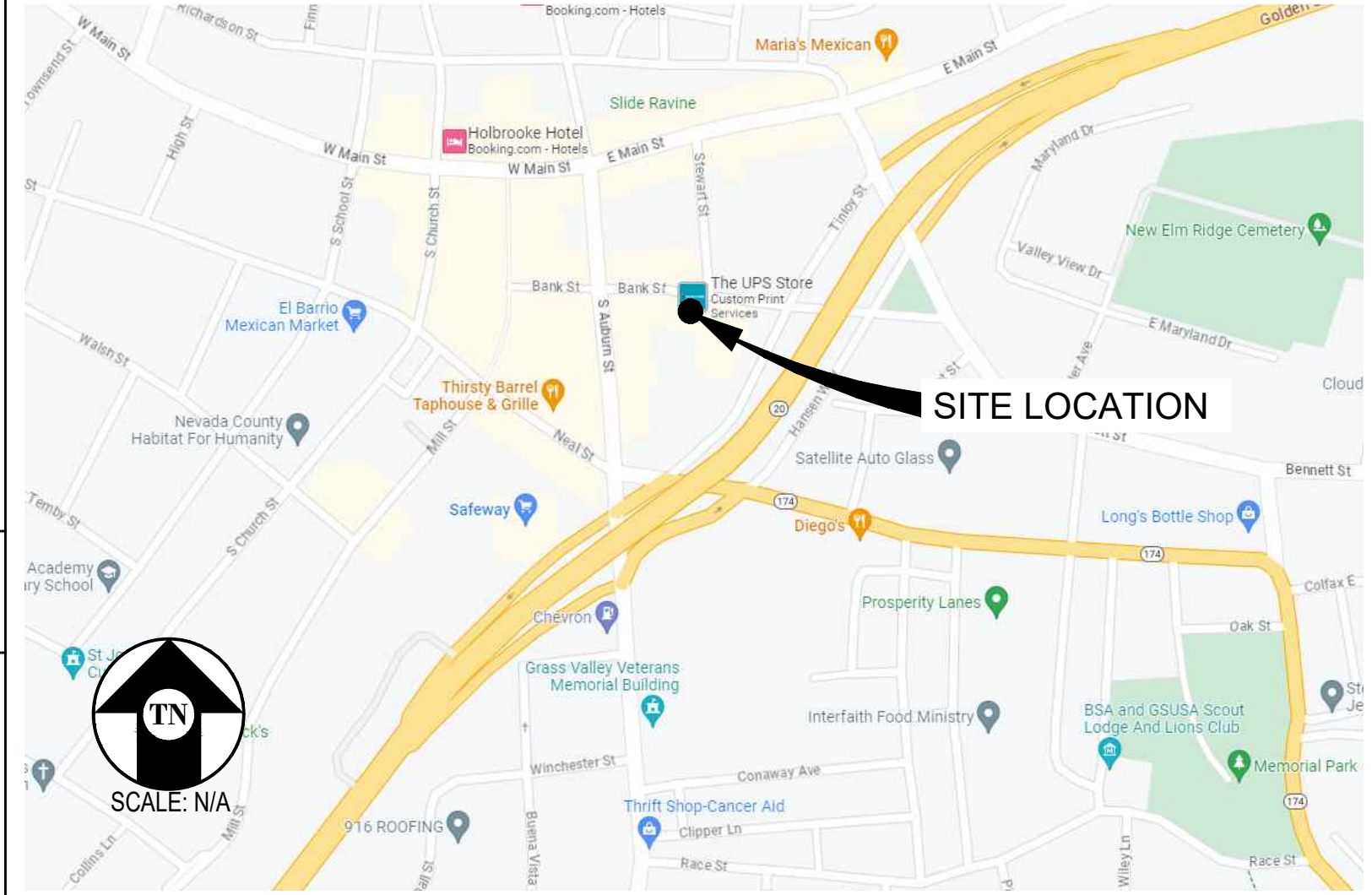
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

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

### PROJECT INFORMATION

SITE NAME:	MINER'S INN	SITE ACQUISITION COMPANY:	QUALTEK WIRELESS 1200 DEL PASO ROAD, STE 150 SACRAMENTO, CA 95608
SITE #:	CVL01084	LEASING CONTACT:	ATTN: NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
COUNTY:	NEVADA	ZONING CONTACT:	ATTN: NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
JURISDICTION:	CITY OF GRASS VALLEY	CONSTRUCTION CONTACT:	ATTN: JOSH ROBERSON (949) 505-4225 JROBERSON@QUALTEKWIRELESS.COM
APN:	008-373-018		
SITE ADDRESS:	109 BANK STREET GRASS VALLEY, CA 95945		
CURRENT ZONING:	TC (TOWN CORE)		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 39° 13' 04.20" NAD 83 N 39.217833° NAD 83		
LONGITUDE:	W 121° 03' 37.61" NAD 83 W 121.060447° NAD 83		
GROUND ELEVATION:	2405' AMSL		
PROPERTY OWNER:	GOLD MINERS INN LLC 720 SUNRISE AVENUE, STE A-130 ROSEVILLE, CA 95661		
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583		

### VICINITY MAP



### DRIVING DIRECTIONS

FROM: 5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583  
TO: 109 BANK STREET, GRASS VALLEY, CA 95945

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

END AT: 109 BANK STREET, GRASS VALLEY, CA 95945  
ESTIMATED TIME: 2 HOUR 9 MINUTES ESTIMATED DISTANCE: 139 MILES

### CODE COMPLIANCE

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

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

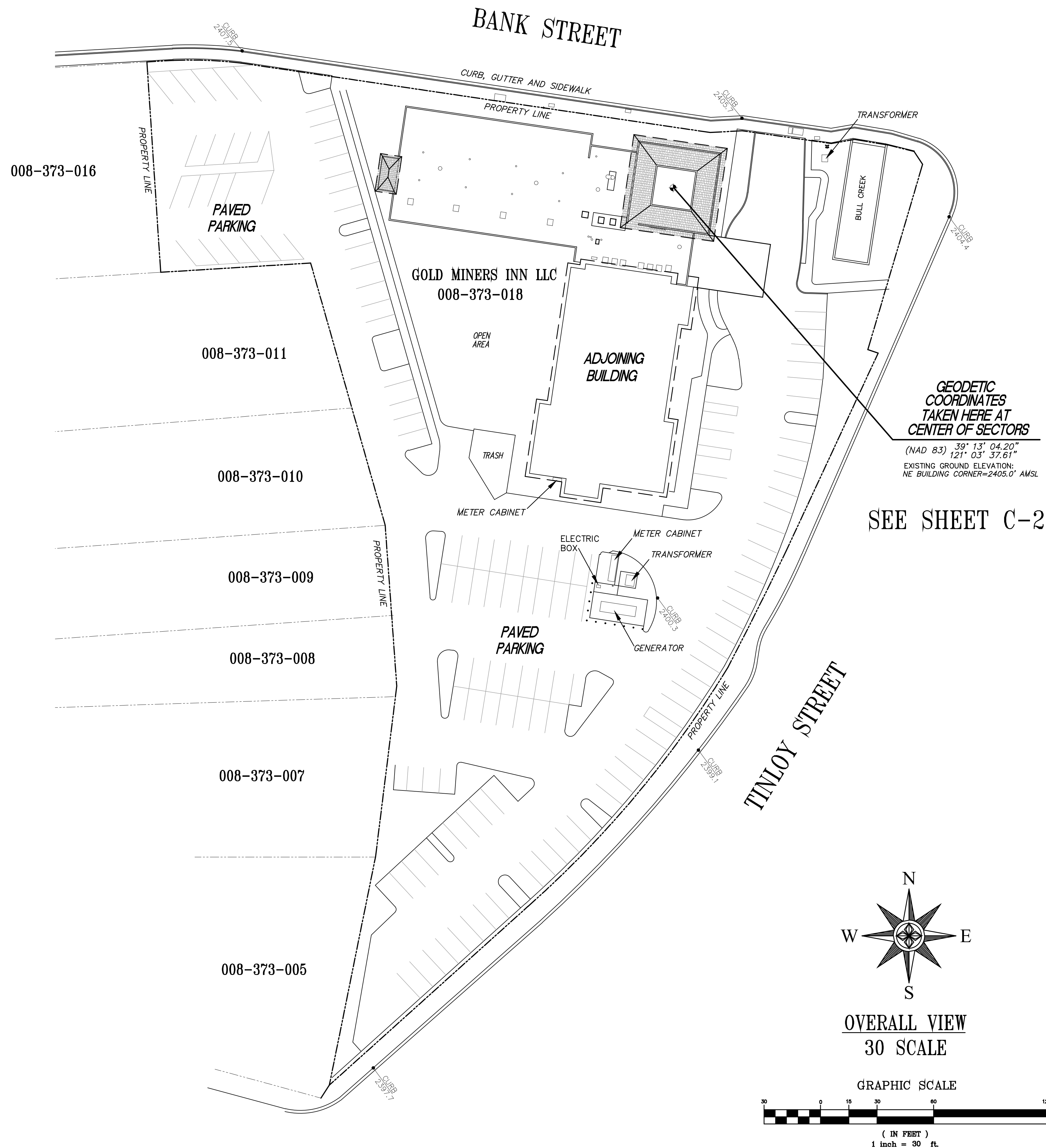
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

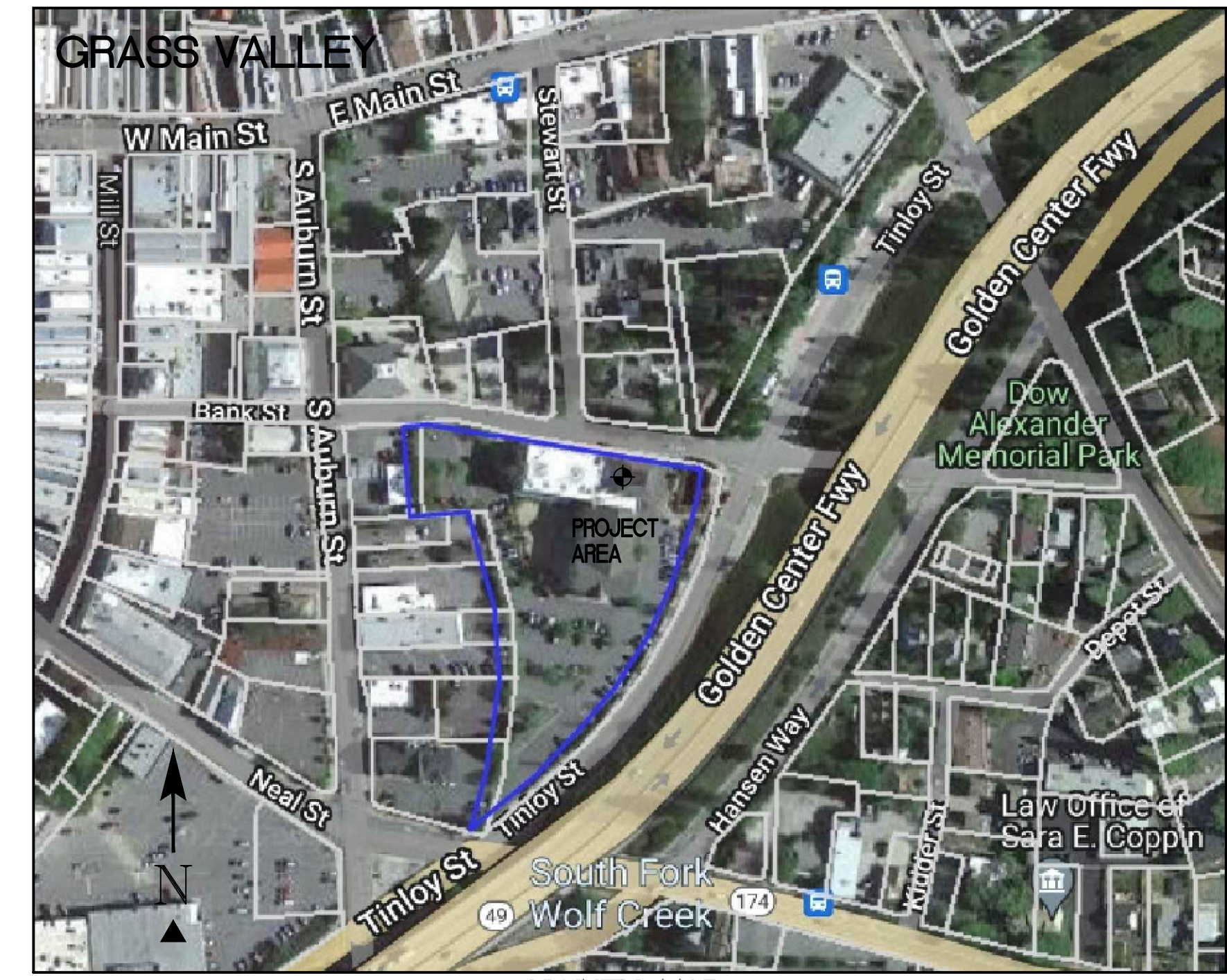
THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

### SHEET INDEX

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



SEE SHEET C-2



VICINITY MAP  
NO SCALE

**PROPERTY INFORMATION**

OWNER: GOLD MINERS INN LLC  
 ADDRESS: 720 SUNRISE AVENUE STE A-130  
 ROSEVILLE, CA 95661  
 SITE: MINERS INN  
 109 BANK STREET  
 GRASS VALLEY, CA 95945  
 ASSESSOR'S PARCEL NUMBER: 008-373-018  
 EXISTING GROUND ELEVATION: NE BUILDING CORNER=2405.0' AMSL

**SURVEYOR'S NOTES**

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

**BASIS OF BEARING**

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

**BENCHMARK**

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

**UTILITY NOTES**

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

**LESSOR'S LEGAL DESCRIPTION**

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

**TITLE REPORT**

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO., DATED: , 2023.  
 LOT 5 PTN 18,19,20 BLK 28 GV, AND AS SHOWN ON SAID TITLE REPORT.

**SURVEY DATE**

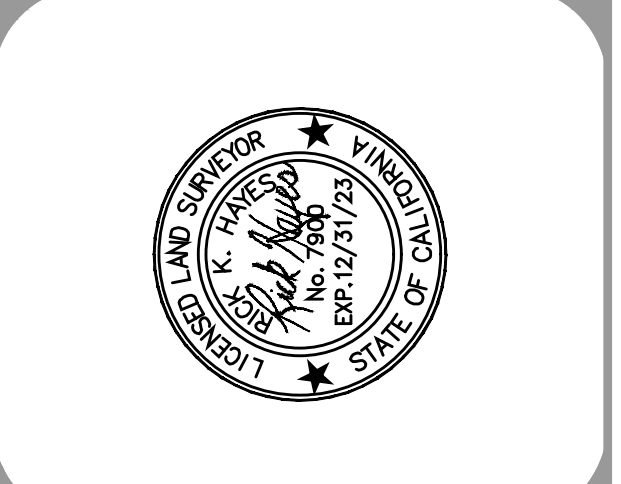
6/14/2023

**LEGEND**

- |      |                      |   |                        |
|------|----------------------|---|------------------------|
| SDMH | STORM DRAIN MANHOLE  | ⊗ | WATER CONTROL VALVE    |
| WW   | WINDOW WASHER MOUNT  | ⊗ | FIRE HYDRANT           |
| DI   | DRAIN INLET          | ⊗ | GUY CONDUCTOR          |
| GR   | GROUND SHOT          | ⊗ | FOUND AS NOTED         |
| EP   | EDGE OF PAVEMENT     | ⊗ | POWER POLE             |
| DWY  | ACCESS DRIVEWAY      | ⊗ | LIGHT POLE             |
| PS   | PARKING SPACE        | ⊗ | ELECTRICAL TRANSFORMER |
| SW   | SIDEWALK             | ⊗ | AIR CONDITIONING UNIT  |
| PAR  | TOP OF PARAPET       | ⊗ | TELEPHONE PEDESTAL     |
| ROOF | TOP OF ROOF          | ⊗ | TELEPHONE VAULT        |
| SMH  | SEWER MANHOLE        | ⊗ | TELEPHONE MANHOLE      |
| SSCO | SEWER CLEAN OUT      | ⊗ | GAS VALVE              |
| ⊗    | GEODETIC COORDINATES | ⊗ | GAS METER              |
| ⊗    | SPOT ELEVATION       | ⊗ |                        |
| ⊗    | DISH ANTENNA         | ⊗ |                        |

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

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



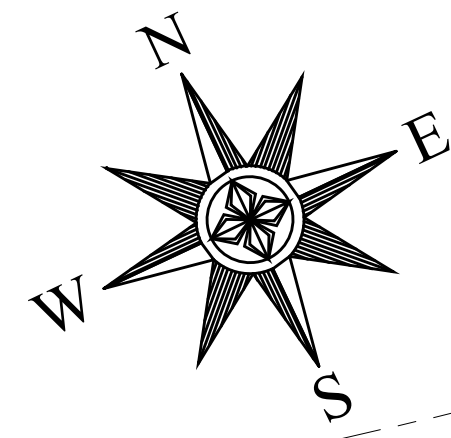
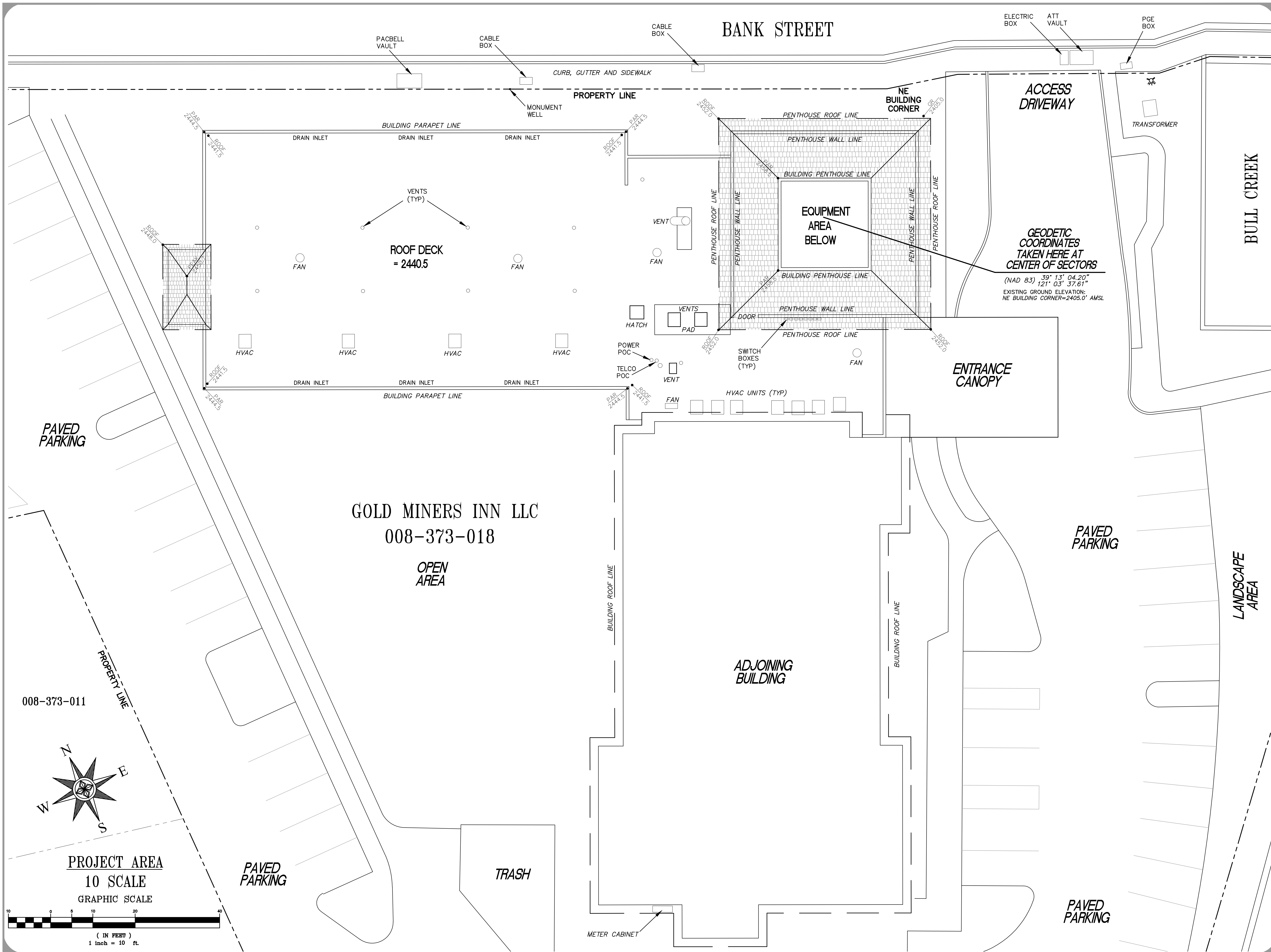
**at&t**  
 2600 CAMINO RAMON  
 4TH FLOOR, WEST WING  
 SAN RAMON, CA 94583

**TOPOGRAPHIC SURVEY  
 EXISTING CONDITIONS**

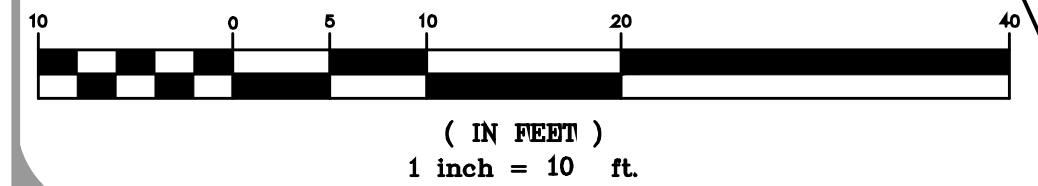
CYL01084  
 MINERS INN  
 109 BANK STREET  
 GRASS VALLEY, CA 95945

**C-1  
 SHEET 1 of 2**





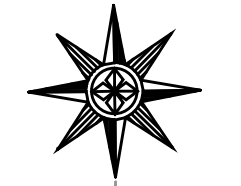
**PROJECT AREA**  
10 SCALE  
GRAPHIC SCALE



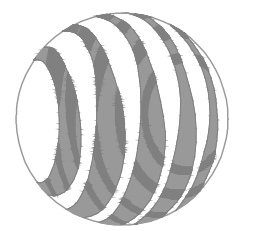
REV.	DESCRIPTION	DATE
1	SITE PLAN	6/02/2023



**HAYES**  
Land Surveying  
And Mapping  
2830 MADRIGAN COURT  
CONCORD, CA 94518



**at&t**



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

**TOPOGRAPHIC SURVEY**  
**EXISTING CONDITIONS**

CYL01084  
MINERS INN  
109 BANK STREET  
GRASS VALLEY, CA 95945

**C-2**

**SHEET 2 of 2**

APN:  
008-373-016

APN:  
008-373-011

APN:  
008-373-010

APN:  
008-373-009

APN:  
008-373-008

(N) AT&T 7'-0"x20'-0" (140 SQ FT) LEASE AREA  
W/ (N) EQUIPMENT INSIDE (E) PENTHOUSE

(E) PENTHOUSE

(N) AT&T FRP CUPOLA W/ (N)  
ANTENNAS & ANTENNA EQUIPMENT

(E) DRIVEWAY APPROACH & (N)  
AT&T SITE ACCESS

(E) ELECTRICAL BOX

(E) AT&T U/G VAULT

(E) PG&E BOX

(E) FIRE HYDRANT

(E) TRANSFORMER

BANK STREET

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

(E) FIRST FLOOR EQUIPMENT  
ROOM & (N) AT&T FIBER POC

APN:  
008-373-018

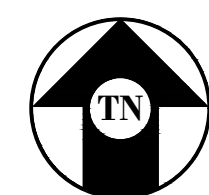
(N) AT&T 15'-0" WIDE  
NON-EXCLUSIVE ACCESS EASEMENT

(E) ASPHALT  
PARKING LOT

SEE ENLARGED SITE PLAN,  
SHEET A-1.2

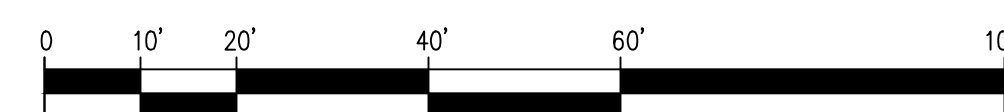
(E) FIRST FLOOR METER CABINET  
& (N) AT&T POWER POC

TINLOY STREET



OVERALL SITE PLAN

1"=20'-0"



Issued For:

CVL01084  
MINER'S INN

109 BANK STREET  
GRASS VALLEY, CA 95945

PREPARED FOR



5001 Executive Parkway  
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL01084

PROJECT NO: -

DRAWN BY: -

CHECKED BY: S. SAVIG

APPROVED BY: -

ISSUE STATUS

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

Licensee:

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

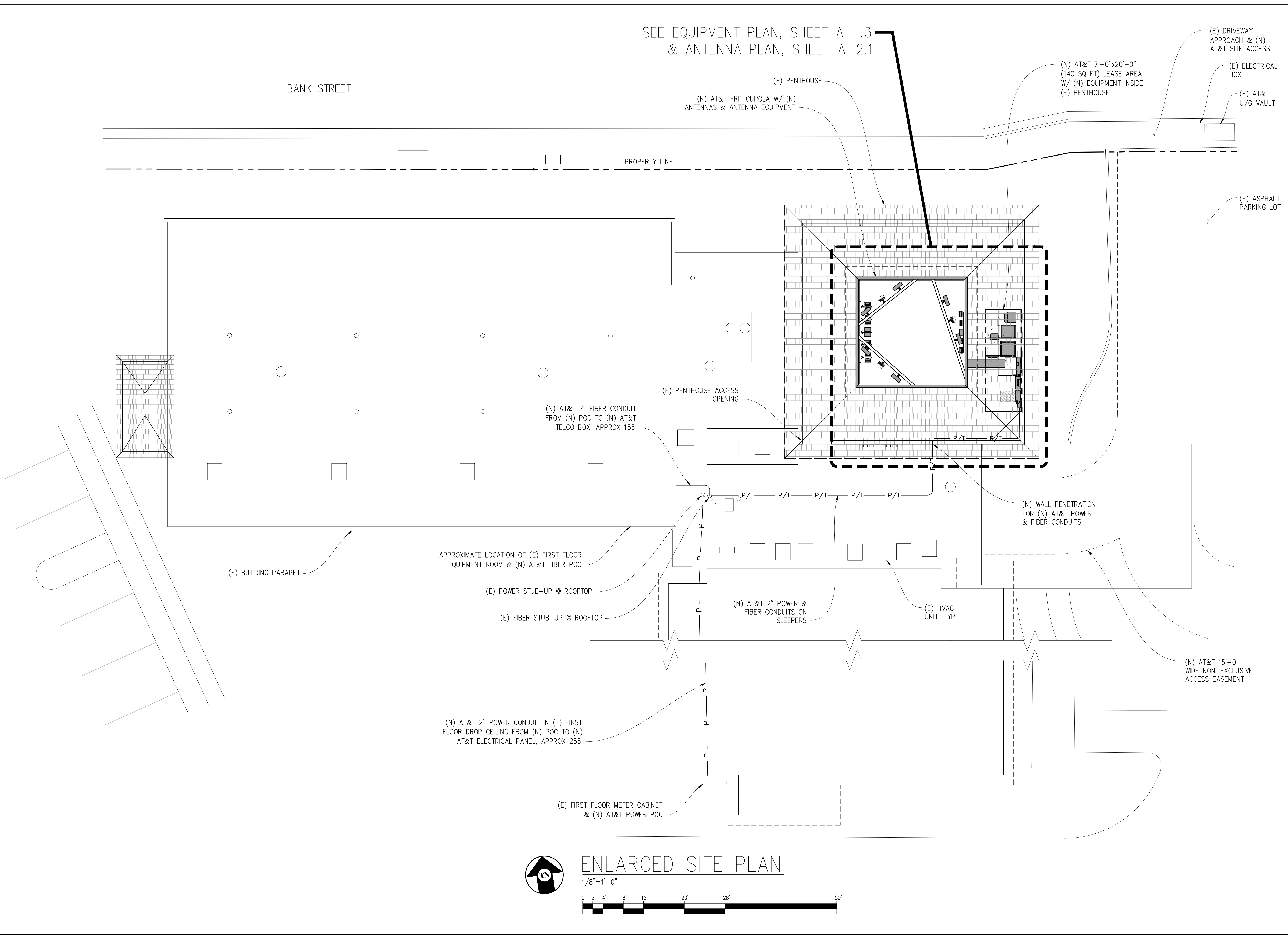
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SHEET TITLE:

OVERALL  
SITE PLAN

SHEET NUMBER:

A-1.1



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

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

PREPARED FOR  
**at&t**  
5001 Executive Parkway  
San Ramon, California 94583

Vendor:  
**QUALTEK**  
WIRELESS

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

ISSUE STATUS				
REV	DATE	DESCRIPTION	CAD	
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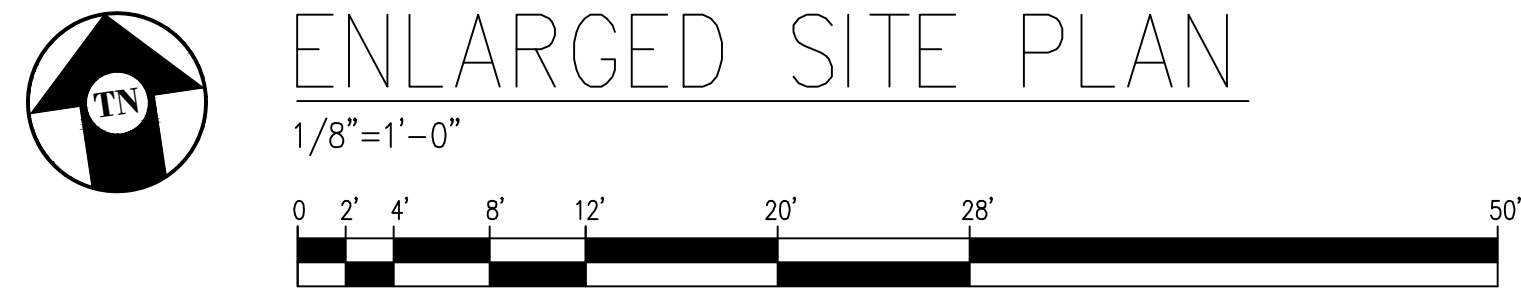
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S4469

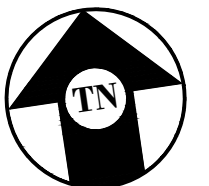
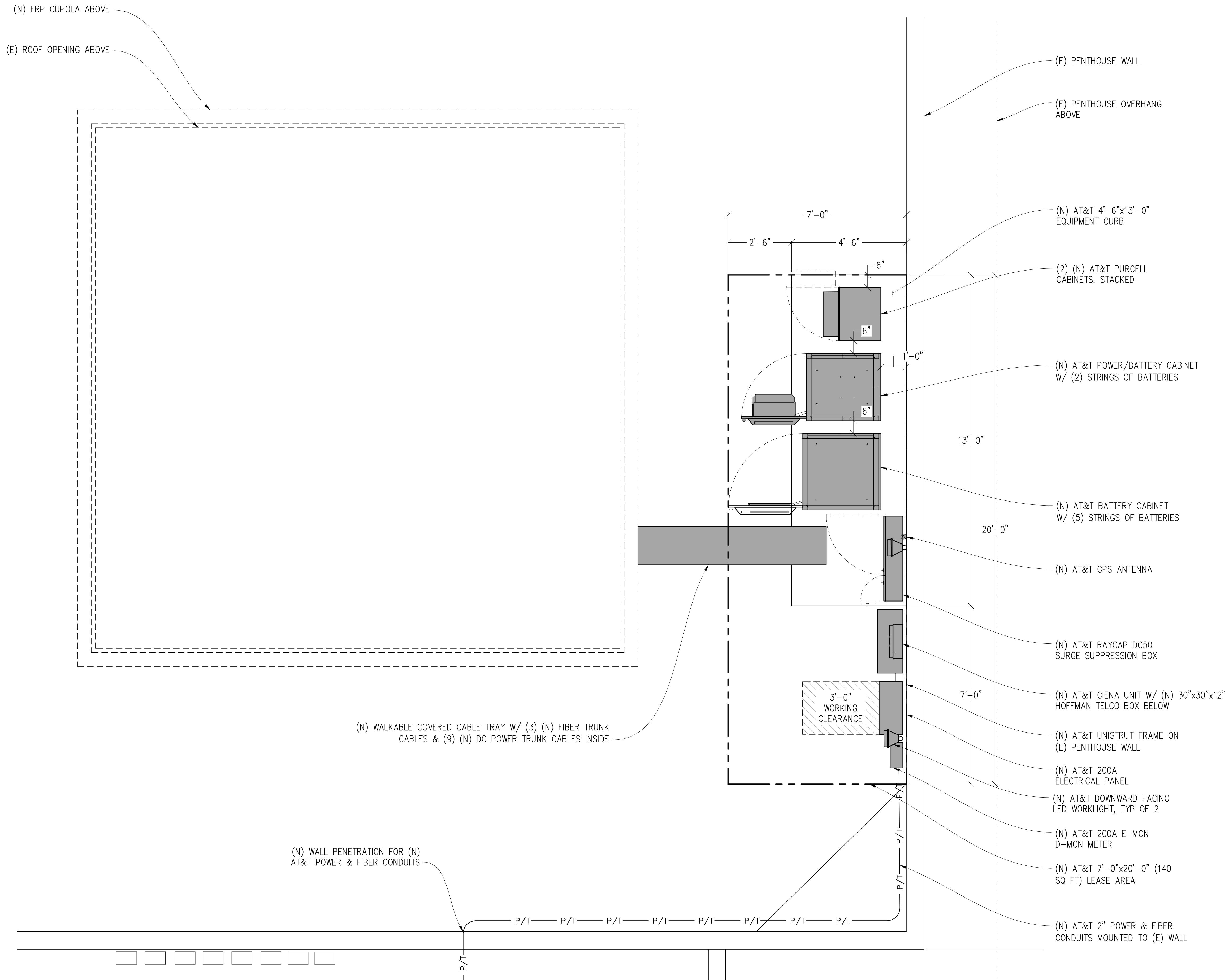
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ENGINEER:  
**Streamline Engineering**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Kevin Sorenson Phone: 916-860-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-860-1941  
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SHEET TITLE:  
**ENLARGED SITE  
PLAN**

SHEET NUMBER:  
**A-1.2**





**EQUIPMENT PLAN**

1/2" = 1'-0"



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

PREPARED FOR  
  
 5001 Executive Parkway  
 San Ramon, California 94583

Vendor:

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

ISSUE STATUS			
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2	10/27/23	CLIENT REV	C.T.C
1	08/02/23	ZD 95%	C.T.C
0	06/27/23	ZD 90%	-

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

SHEET NUMBER:  
**A-1.3**

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

PREPARED FOR  
**at&t**  
5001 Executive Parkway  
San Ramon, California 94583

Vendor:  
**QUALTEK**  
WIRELESS

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

ISSUE STATUS			
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0	06/27/23	ZD 90%	-

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Contact: Kevin Sorenson Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
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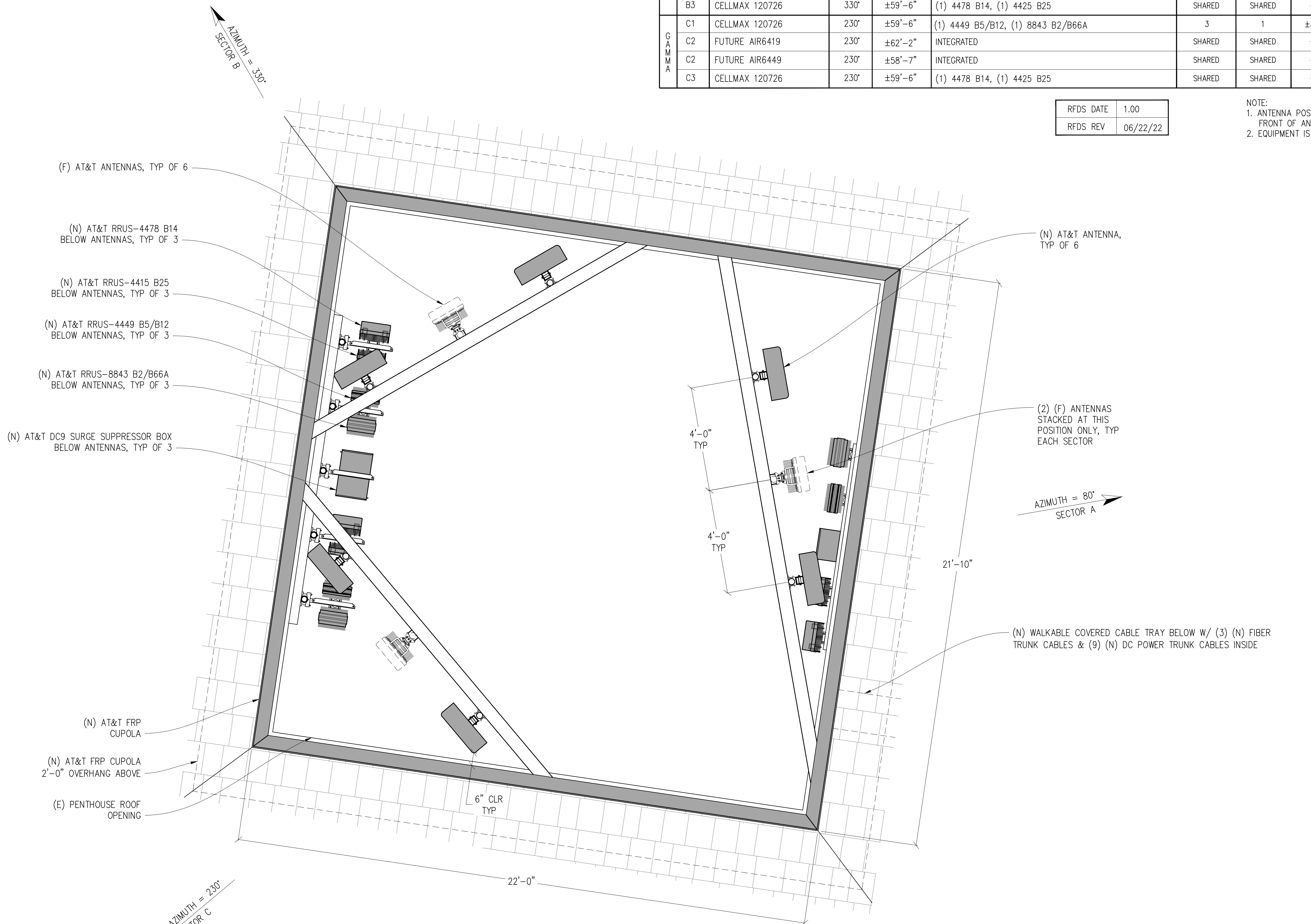
SHEET TITLE:  
**ANTENNA PLAN**

SHEET NUMBER:  
**A-2.1**

(N) RF SCHEDULE											
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF DC POWER CABLES	# OF FIBER CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS	
ALPHA	A1	CELLMAX 120726	80'	±59'-6"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±80'	(1) DC9	0	0
	A2	FUTURE AIR6419	80'	±62'-2"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	A2	FUTURE AIR6449	80'	±58'-7"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
BETA	A3	CELLMAX 120726	80'	±59'-6"	(1) 4478 B14, (1) 4425 B25	SHARED	SHARED	-	SHARED	0	0
	B1	CELLMAX 120726	330'	±59'-6"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±80'	(1) DC9	0	0
	B2	FUTURE AIR6419	330'	±62'-2"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
GAMMA	B2	FUTURE AIR6449	330'	±58'-7"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	B3	CELLMAX 120726	330'	±59'-6"	(1) 4478 B14, (1) 4425 B25	SHARED	SHARED	-	SHARED	0	0
	C1	CELLMAX 120726	230'	±59'-6"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±80'	(1) DC9	0	0
GAMMA	C2	FUTURE AIR6419	230'	±62'-2"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	C2	FUTURE AIR6449	230'	±58'-7"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	C3	CELLMAX 120726	230'	±59'-6"	(1) 4478 B14, (1) 4425 B25	SHARED	SHARED	-	SHARED	0	0

RFDS DATE	1.00
RFDS REV	06/22/22

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



- (F) AT&T ANTENNAS, TYP OF 6
- (N) AT&T RRUS-4478 B14 BELOW ANTENNAS, TYP OF 3
- (N) AT&T RRUS-4415 B25 BELOW ANTENNAS, TYP OF 3
- (N) AT&T RRUS-4449 B5/B12 BELOW ANTENNAS, TYP OF 3
- (N) AT&T RRUS-8843 B2/B66A BELOW ANTENNAS, TYP OF 3
- (N) AT&T DC9 SURGE SUPPRESSOR BOX BELOW ANTENNAS, TYP OF 3
- (N) AT&T FRP CUPOLA
- (N) AT&T FRP CUPOLA 2'-0" OVERHANG ABOVE
- (E) PENTHOUSE ROOF OPENING

- (N) AT&T ANTENNA, TYP OF 6
- (2) (F) ANTENNAS STACKED AT THIS POSITION ONLY, TYP EACH SECTOR
- (N) WALKABLE COVERED CABLE TRAY BELOW W/ (3) (N) FIBER TRUNK CABLES & (9) (N) DC POWER TRUNK CABLES INSIDE

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

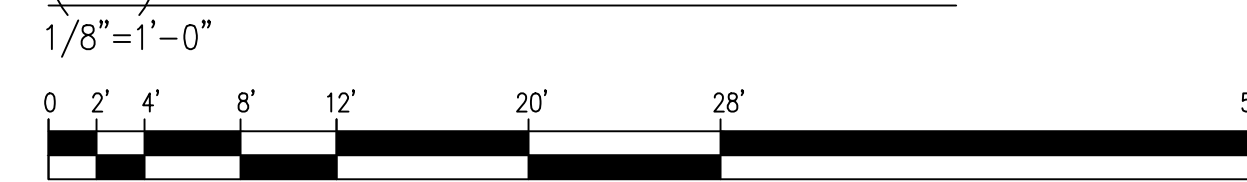
AZIMUTH = 230°  
SECTOR C

AZIMUTH = 330°  
SECTOR B

AZIMUTH = 80°  
SECTOR A

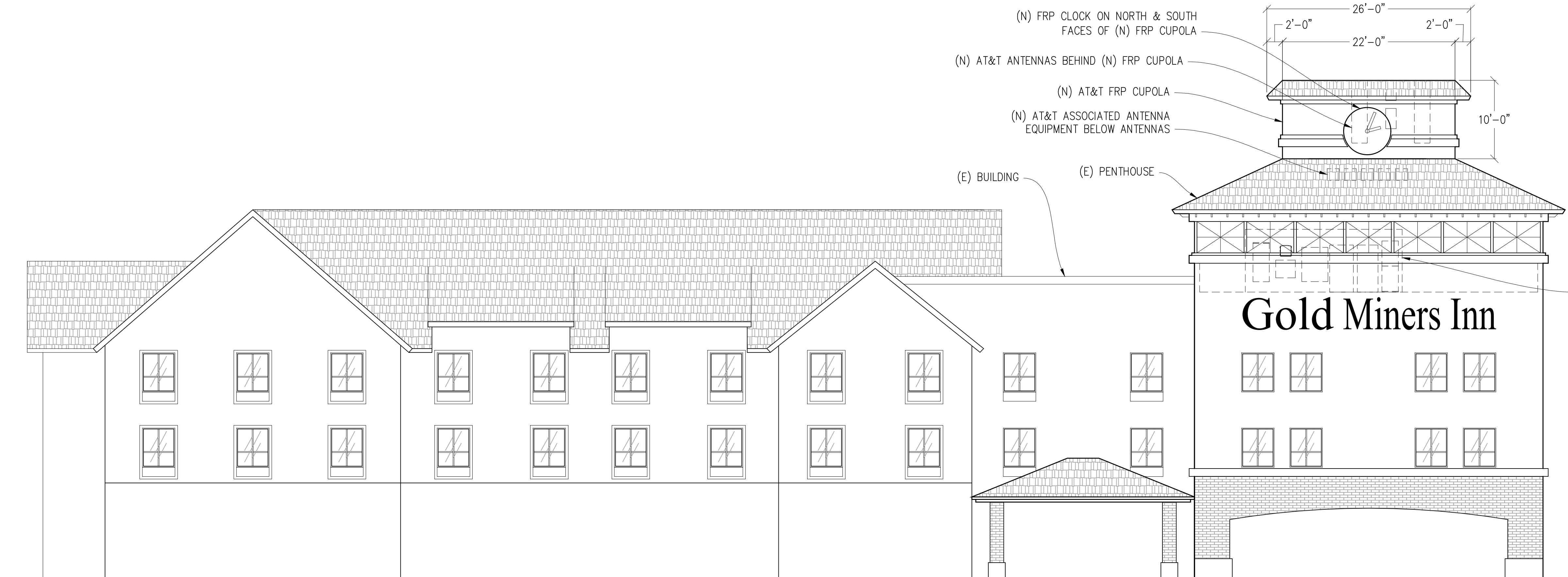


(E) EAST ELEVATION

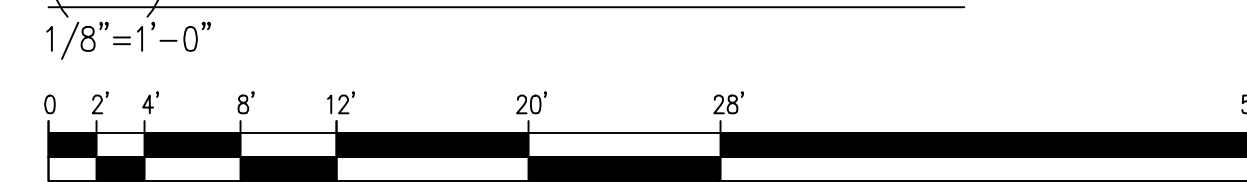


TOP OF (E) PENTHOUSE  
±53'-6" A.G.L.

GROUND LEVEL  
0'-0"



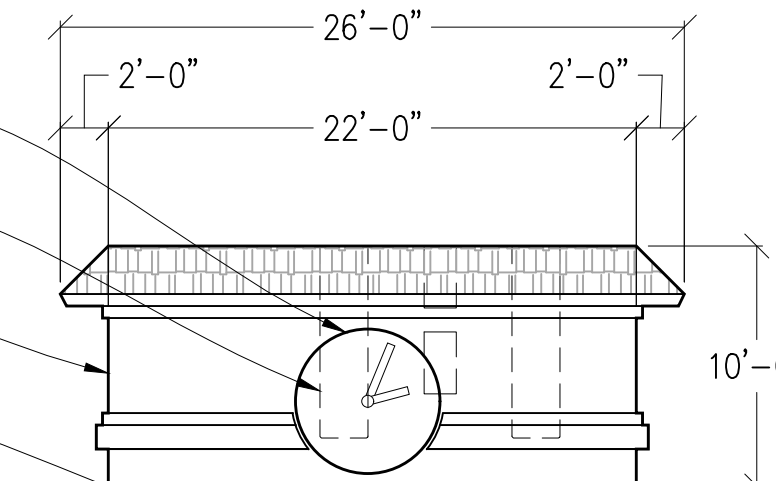
(N) EAST ELEVATION



(E) BUILDING  
(E) PENTHOUSE

(E) BUILDING  
(E) PENTHOUSE

(N) FRP CLOCK ON NORTH & SOUTH  
FACES OF (N) FRP CUPOLA  
(N) AT&T ANTENNAS BEHIND (N) FRP CUPOLA  
(N) AT&T FRP CUPOLA  
(N) AT&T ASSOCIATED ANTENNA  
EQUIPMENT BELOW ANTENNAS



TOP OF (N) FRP CUPOLA  
±63'-6" A.G.L.  
CENTER OF (F) AT&T STACKED ANTENNAS  
±62'-2" A.G.L.  
CENTER OF (N) AT&T ANTENNAS  
±59'-6" A.G.L.  
CENTER OF (F) AT&T STACKED ANTENNAS  
±58'-7" A.G.L.  
TOP OF (E) PENTHOUSE  
±53'-6" A.G.L.

(N) AT&T LEASE AREA  
W/ (N) EQUIPMENT

GROUND LEVEL  
0'-0"

Issued For:

CVL01084  
MINER'S INN

109 BANK STREET  
GRASS VALLEY, CA 95945

PREPARED FOR



5001 Executive Parkway  
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL01084

PROJECT NO: -

DRAWN BY: -

CHECKED BY: S. SAVIG

APPROVED BY: -

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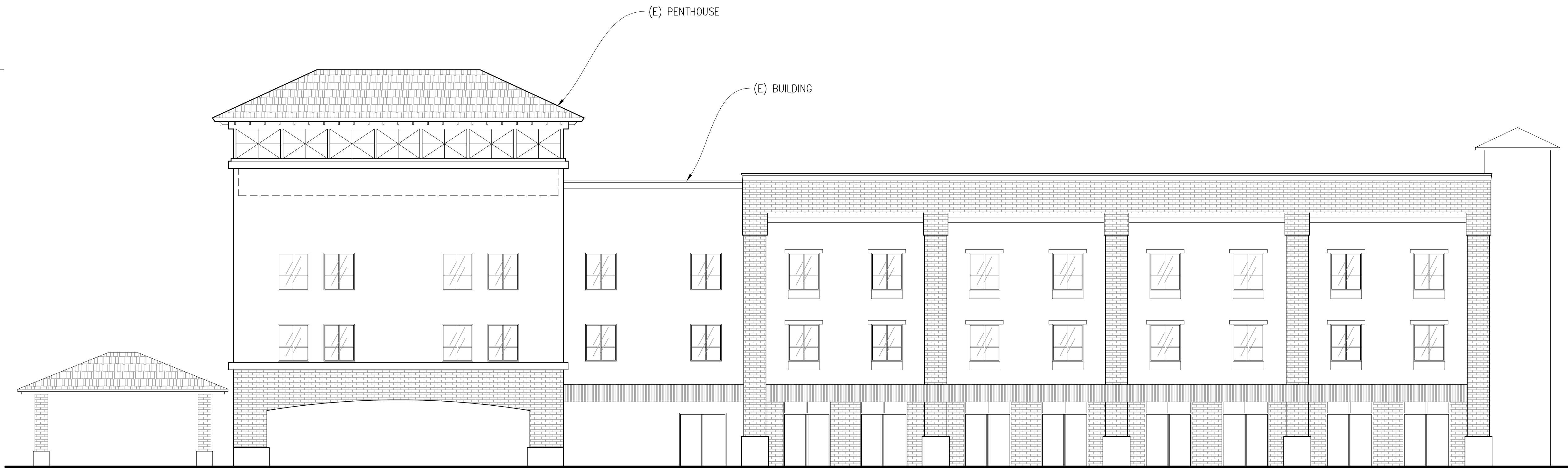
ELEVATIONS

SHEET NUMBER:

A-3.1

TOP OF (E) PENTHOUSE  
±53'-6" A.G.L.

GROUND LEVEL  
0'-0"



(E) NORTH ELEVATION

1/8"=1'-0"



TOP OF (N) FRP CUPOLA  
±63'-6" A.G.L.

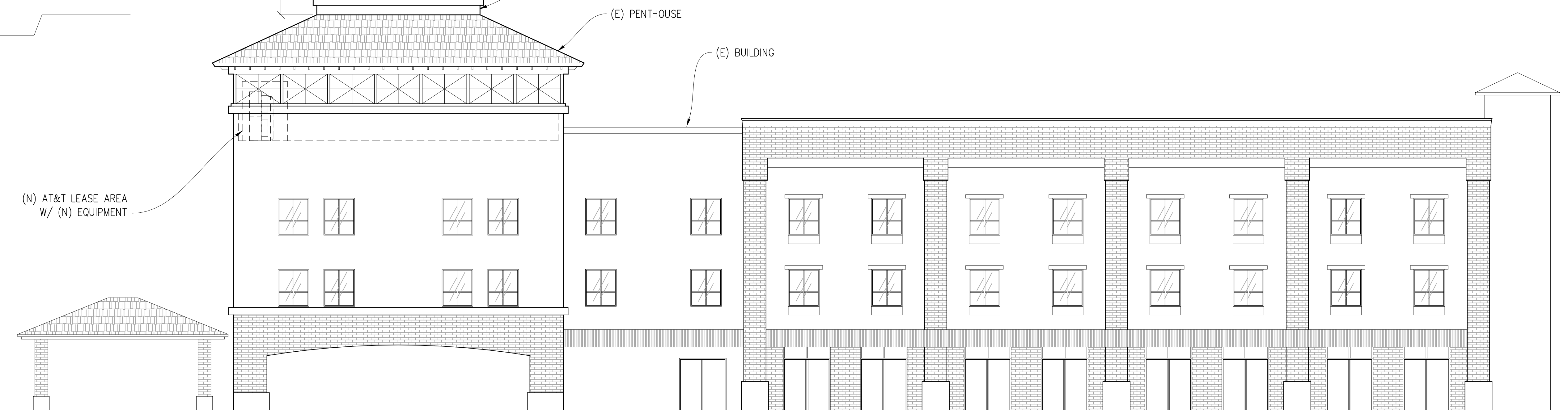
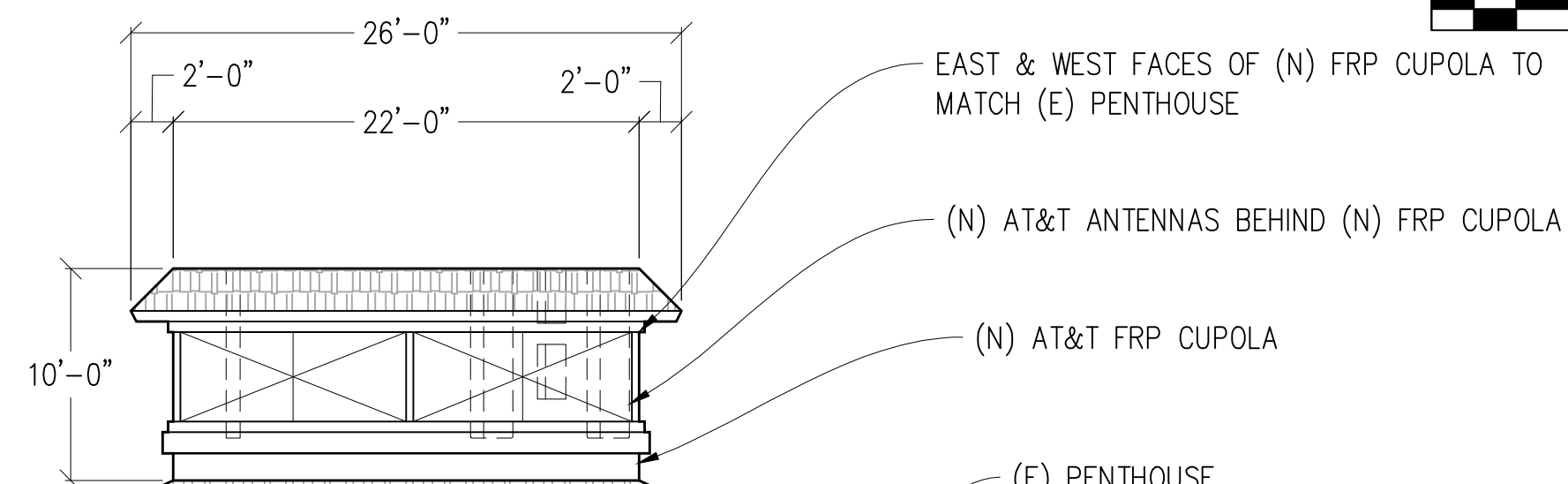
CENTER OF (F) AT&T STACKED ANTENNAS  
±62'-2" A.G.L.

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

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

TOP OF (E) PENTHOUSE  
±53'-6" A.G.L.

(N) AT&T LEASE AREA  
W/ (N) EQUIPMENT



(N) NORTH ELEVATION

1/8"=1'-0"



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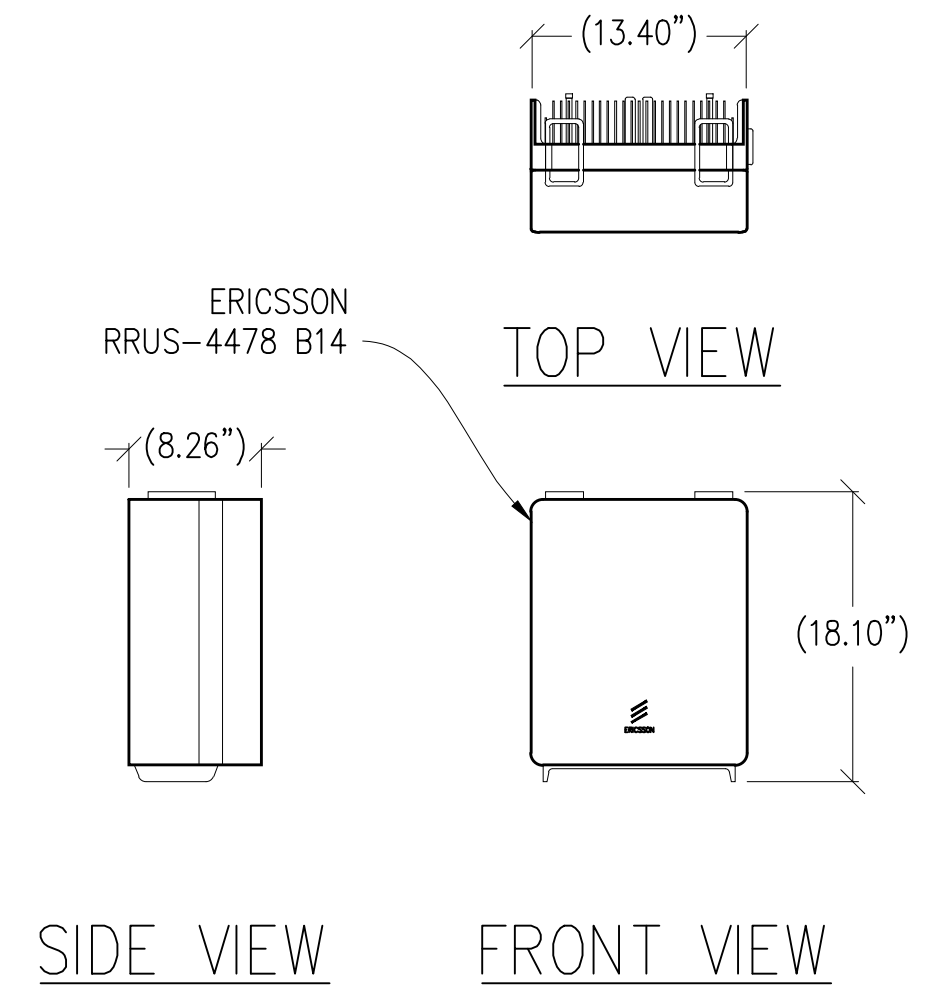
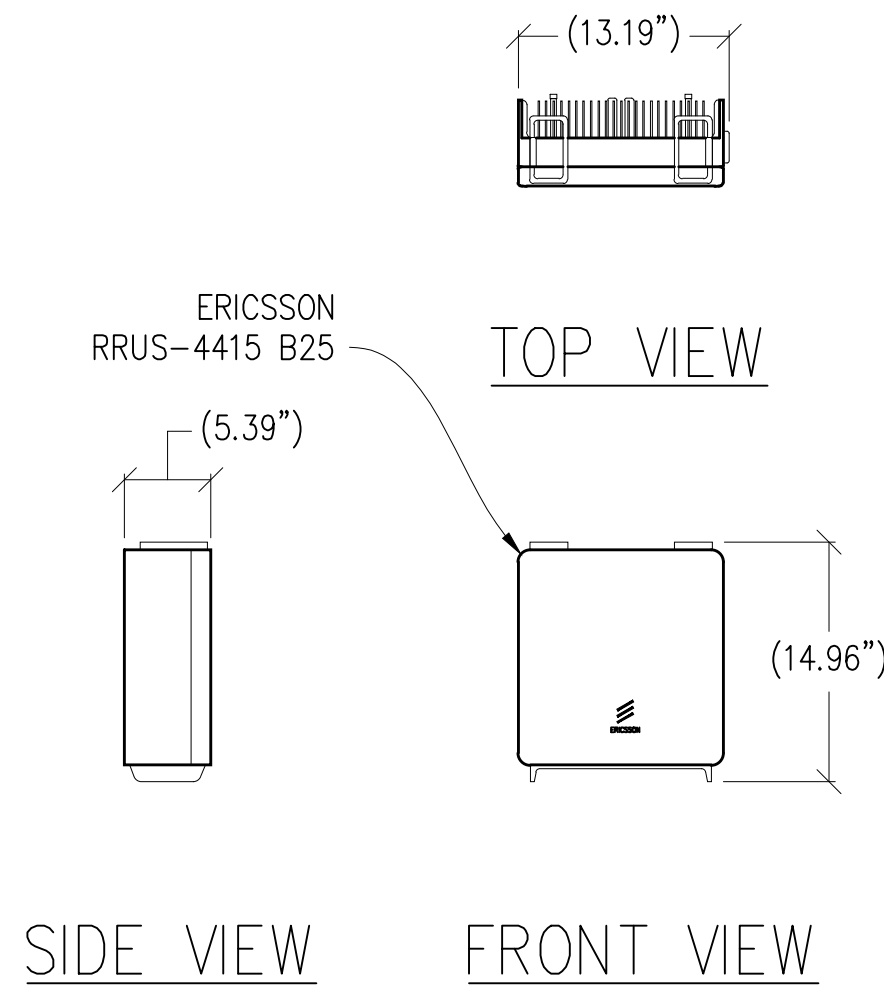
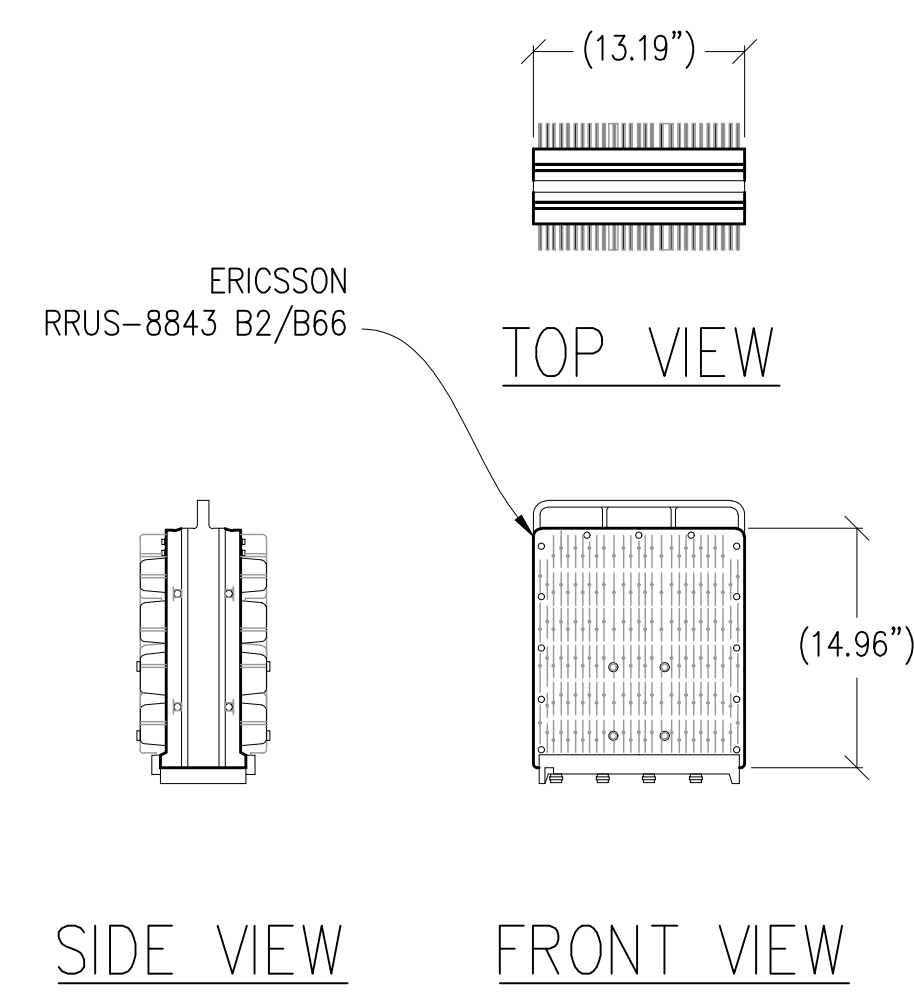
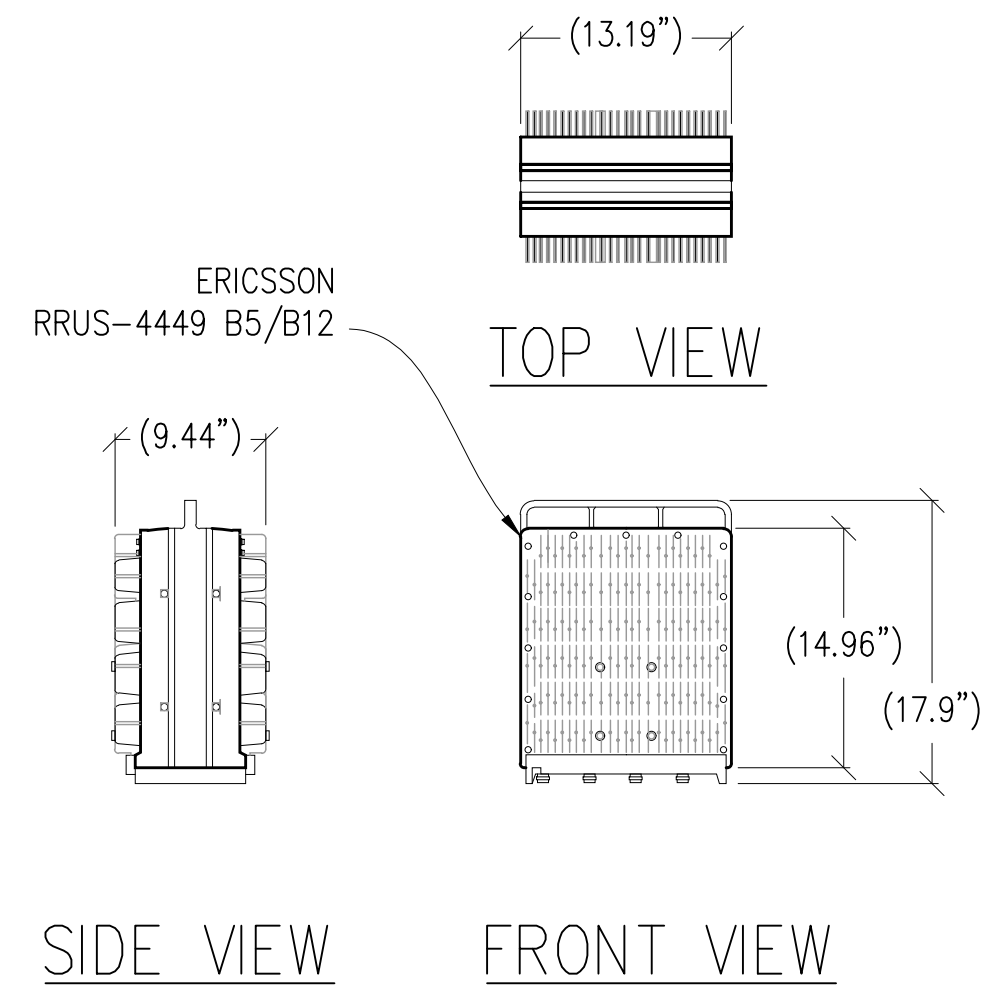
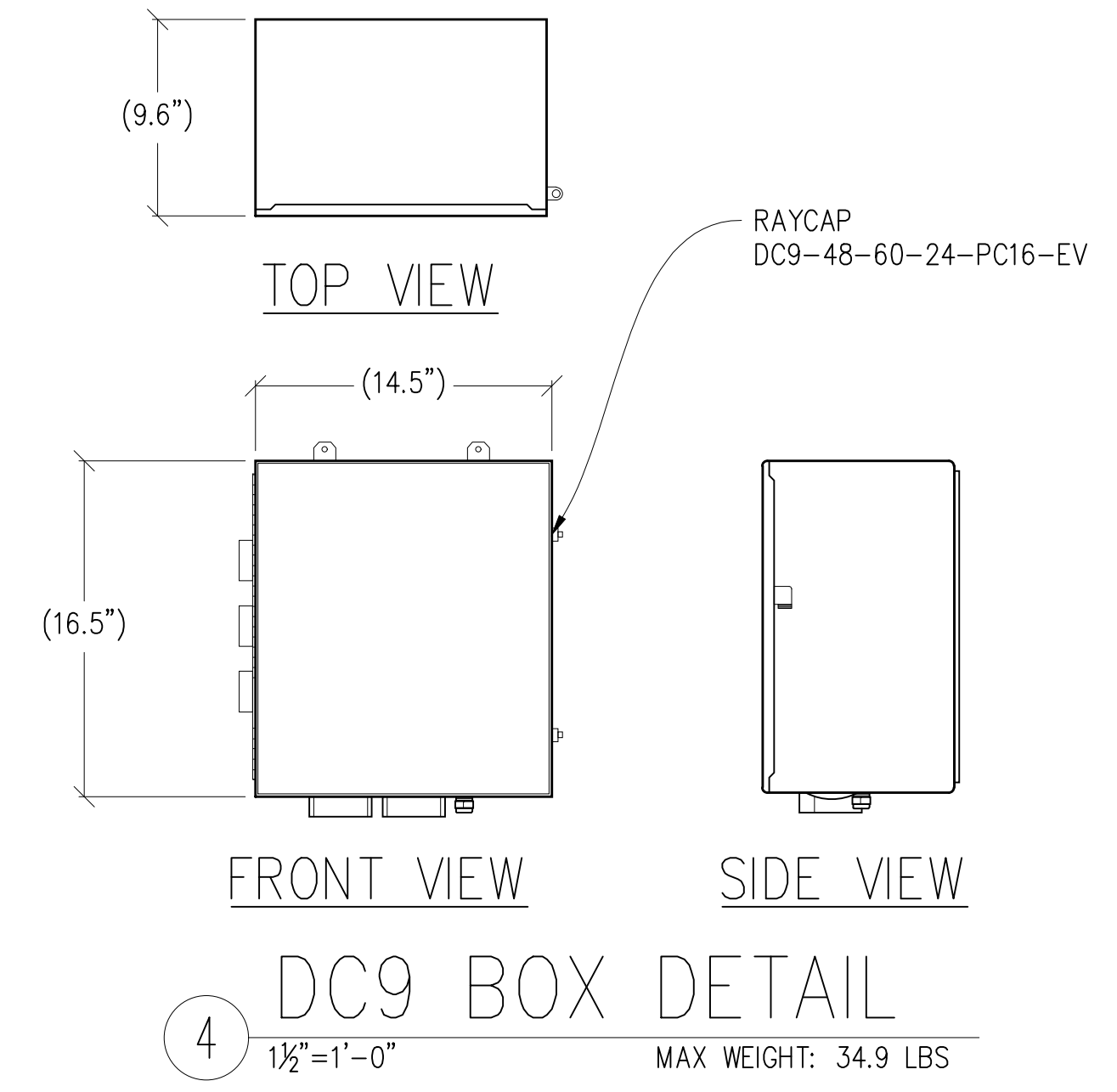
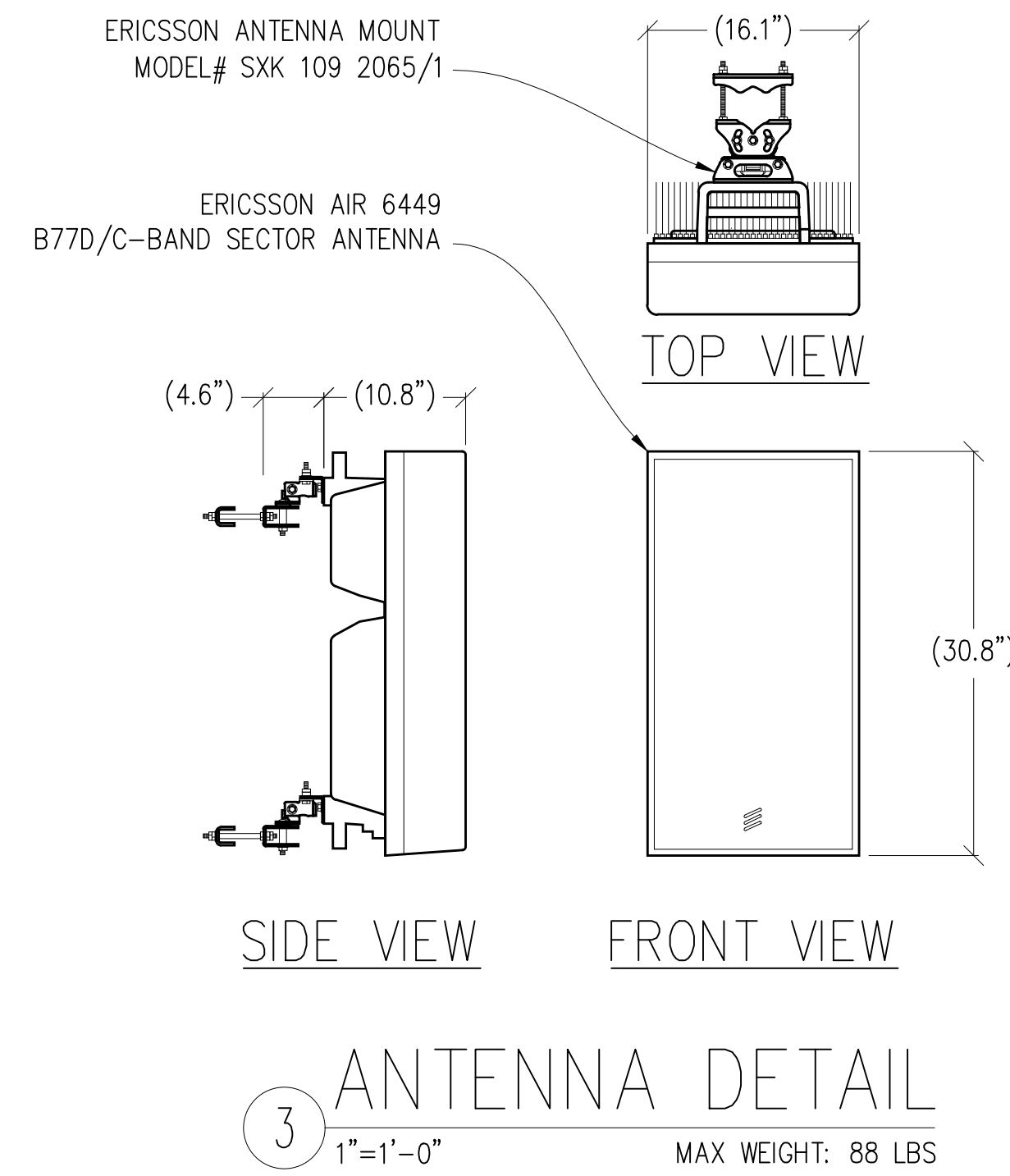
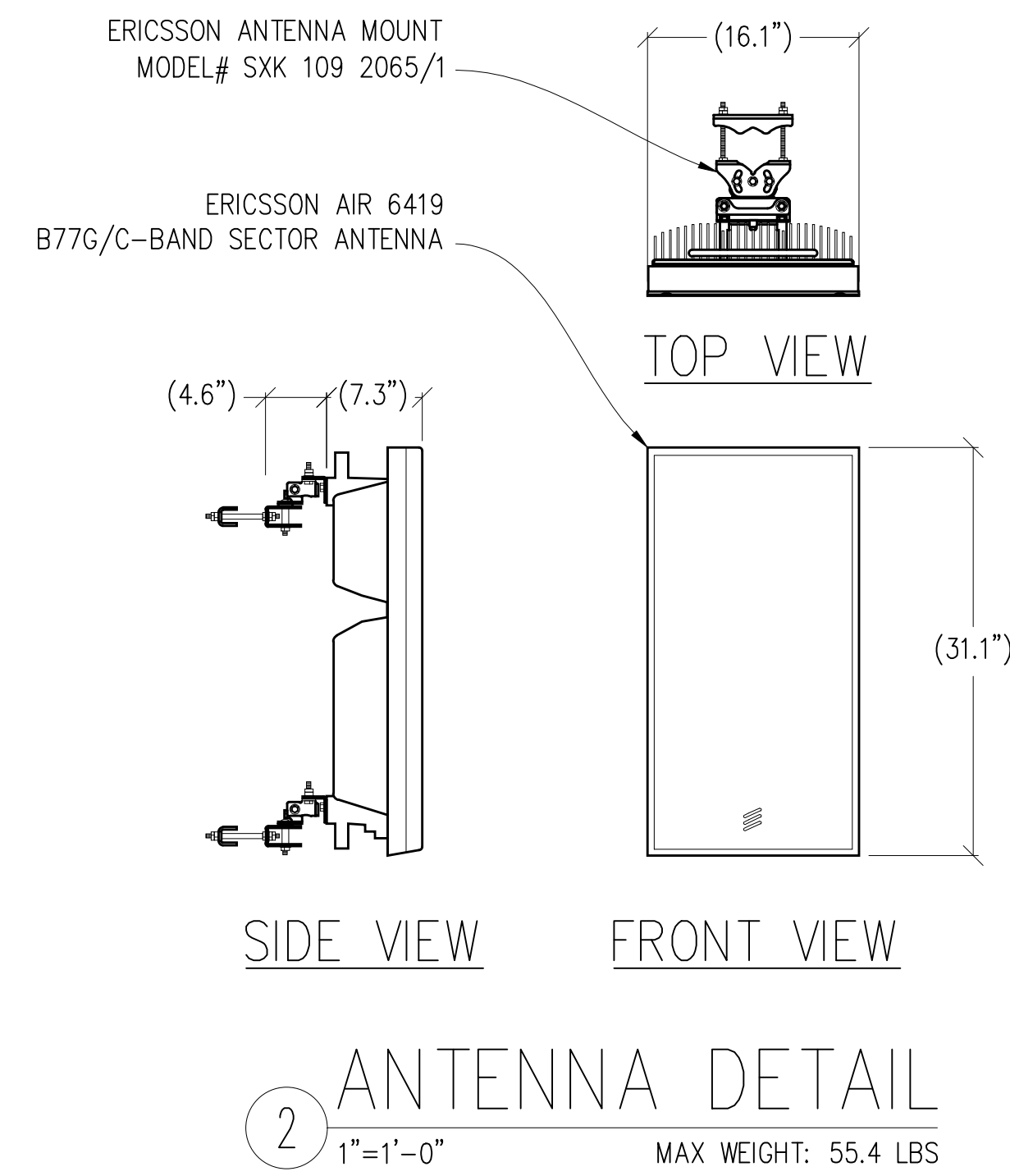
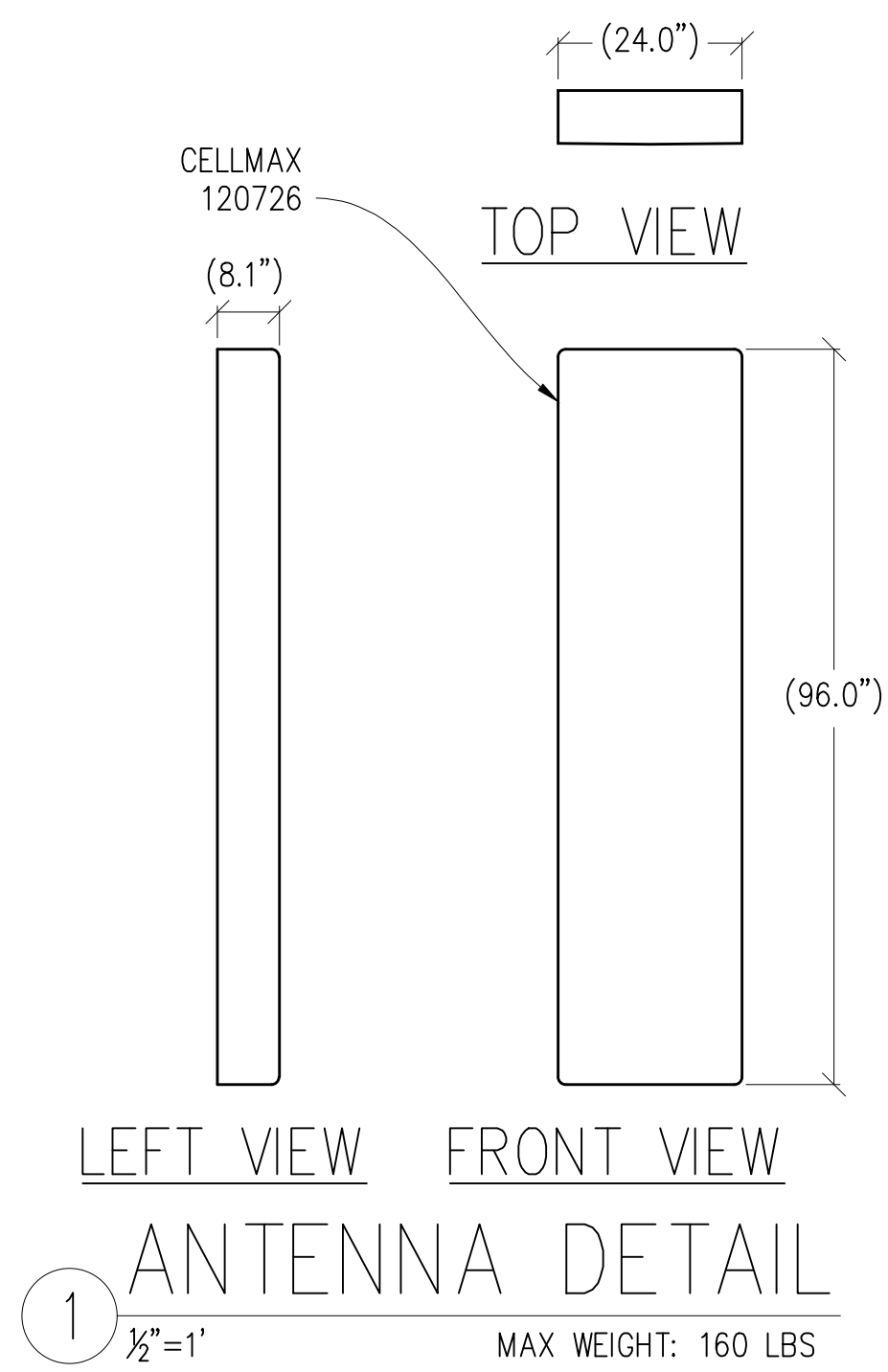
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A-3.2



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GRASS VALLEY, CA 95945

PREPARED FOR

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San Ramon, California 94583

Vendor:

AT&T SITE NO: CVL01084  
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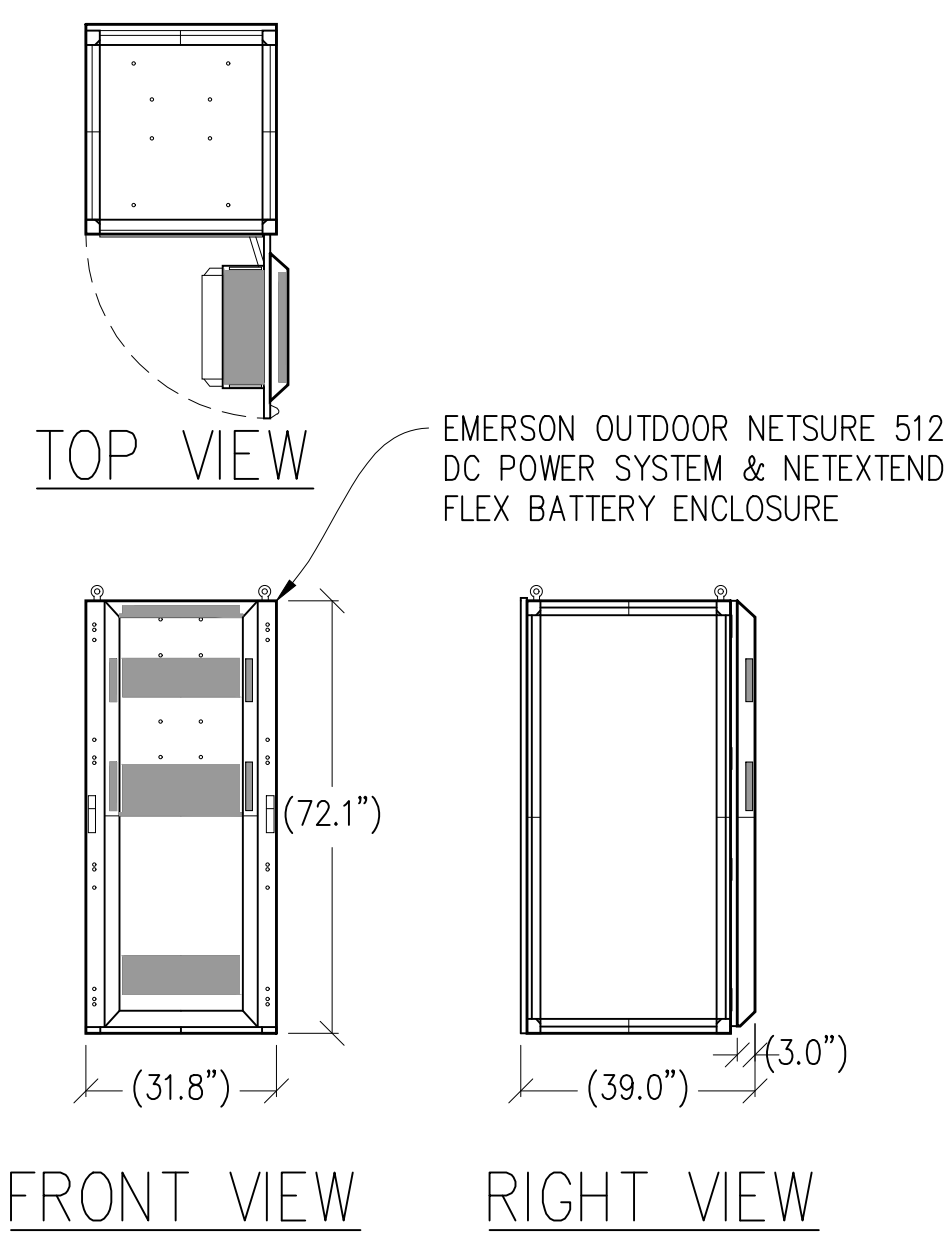
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**ANTENNA  
DETAILS**

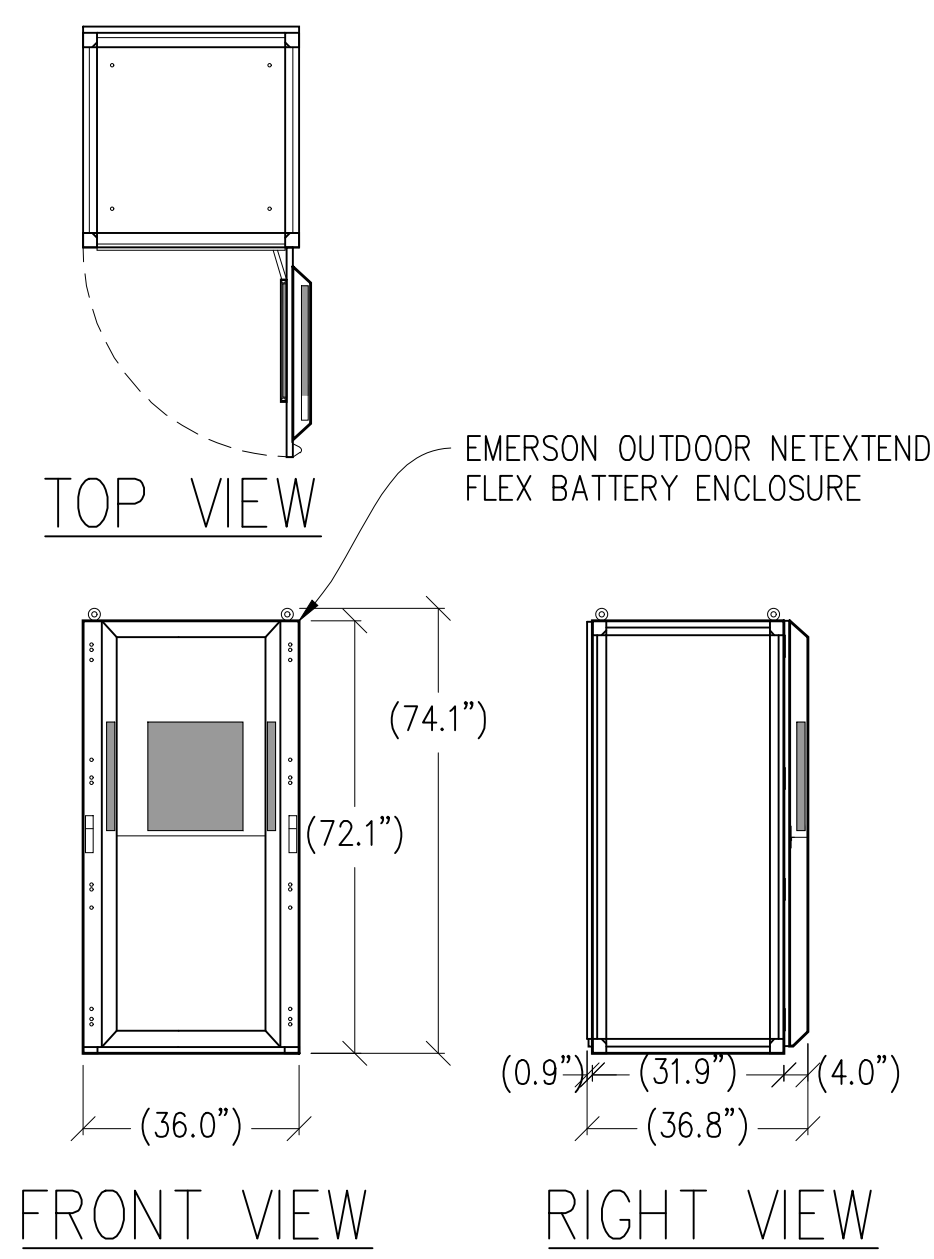
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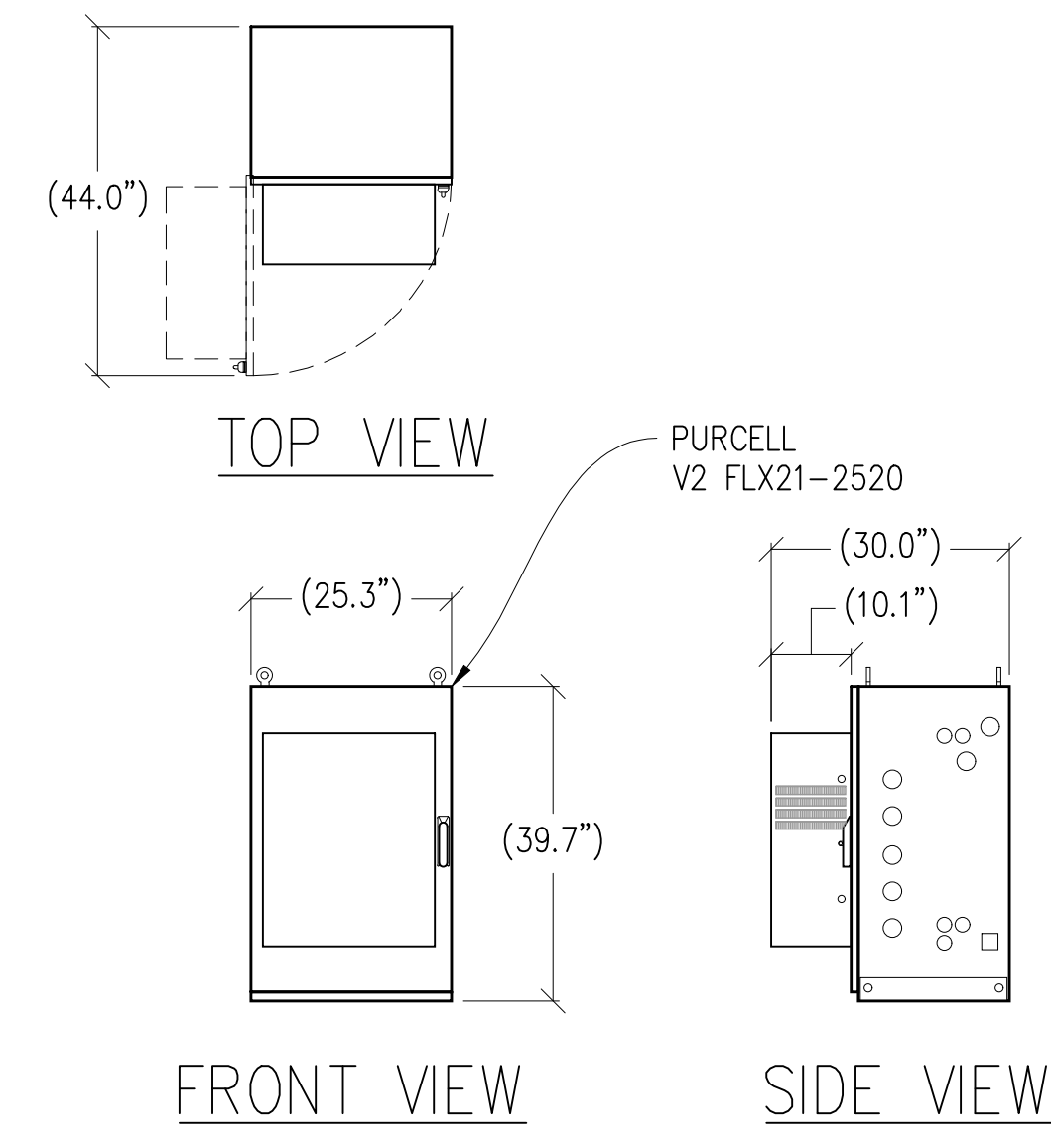




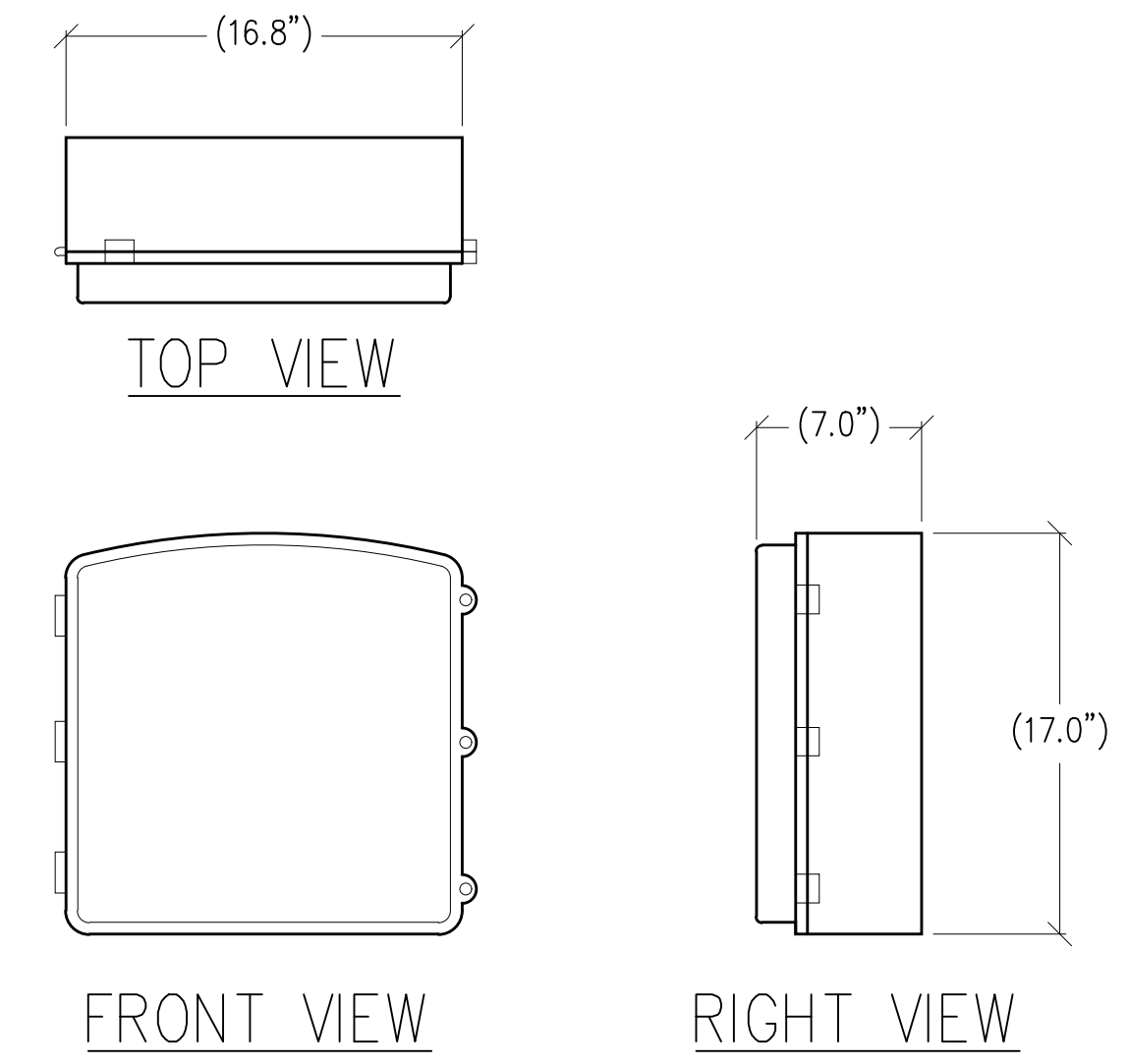
① DC POWER PLANT DETAIL  
 $\frac{3}{8}''=1'-0''$  MAX WEIGHT: 2348 LBS W/ (8) BATTERIES



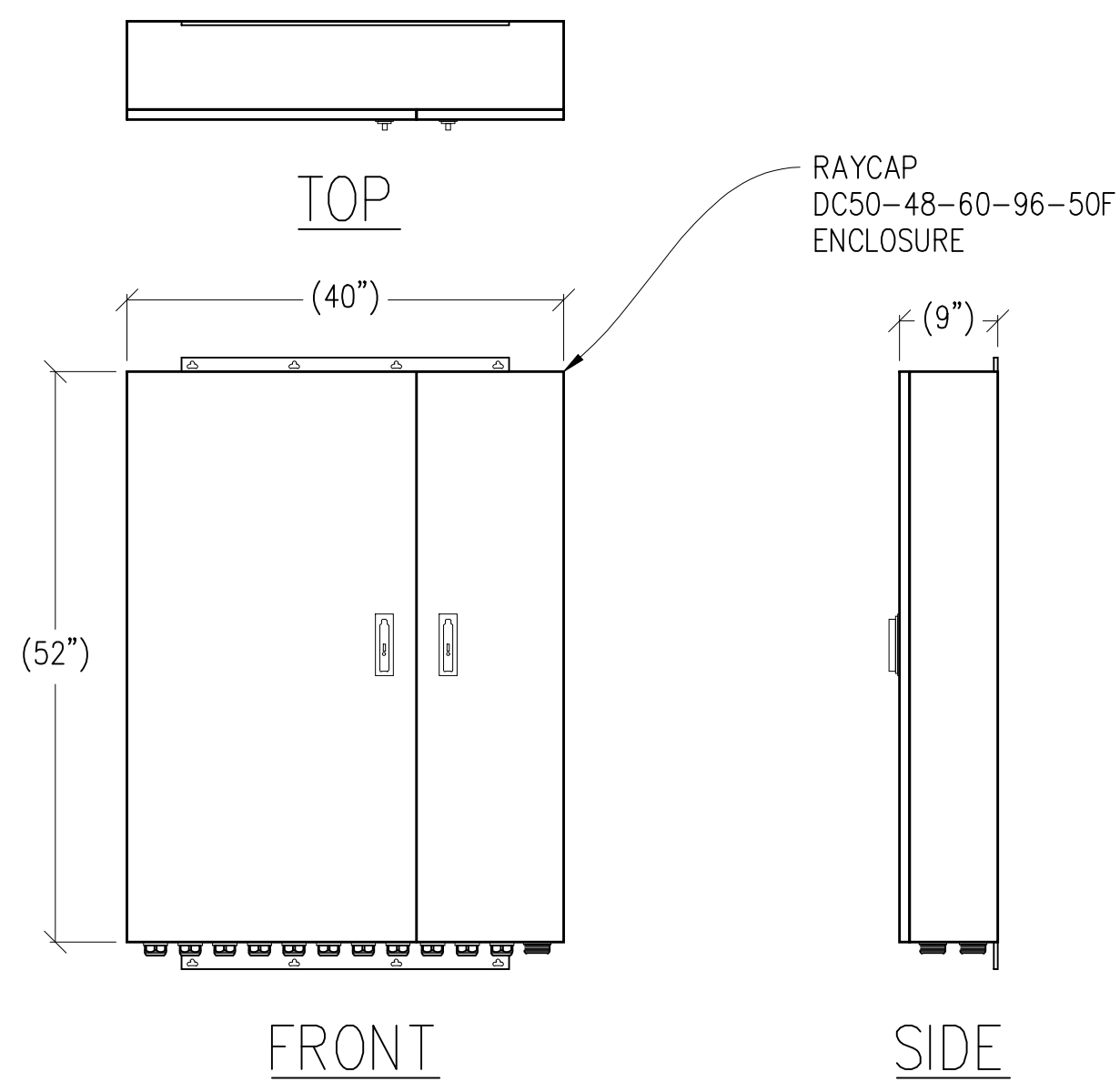
② BATTERY CABINET DETAIL  
 $\frac{3}{8}''=1'-0''$  MAX WEIGHT: 2944 LBS W/ (20) BATTERIES



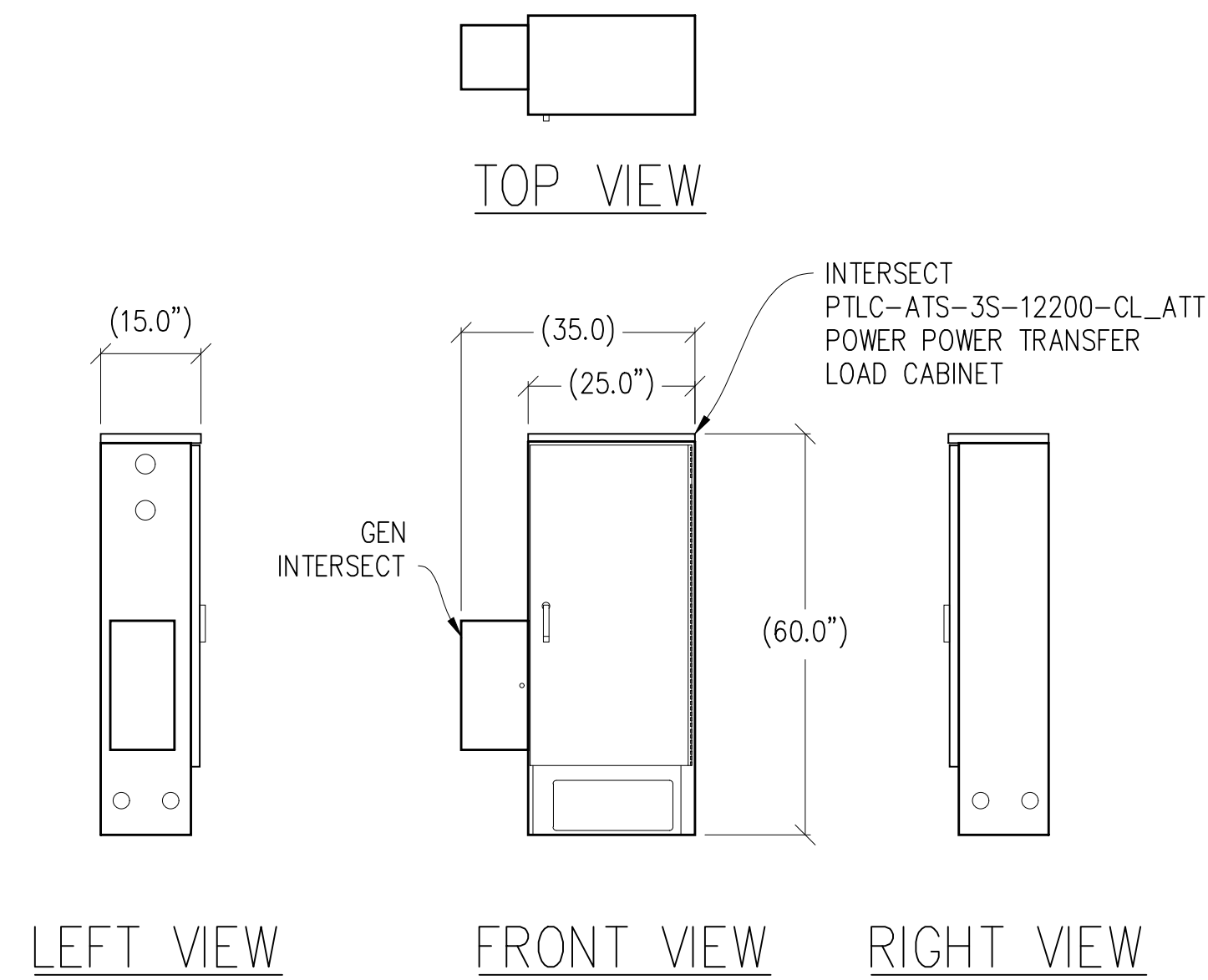
③ PURCELL DETAIL  
 $\frac{1}{2}''=1'-0''$  EMPTY WEIGHT: 140 LBS



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



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



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

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PREPARED FOR  
  
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**EQUIPMENT**  
**DETAILS**

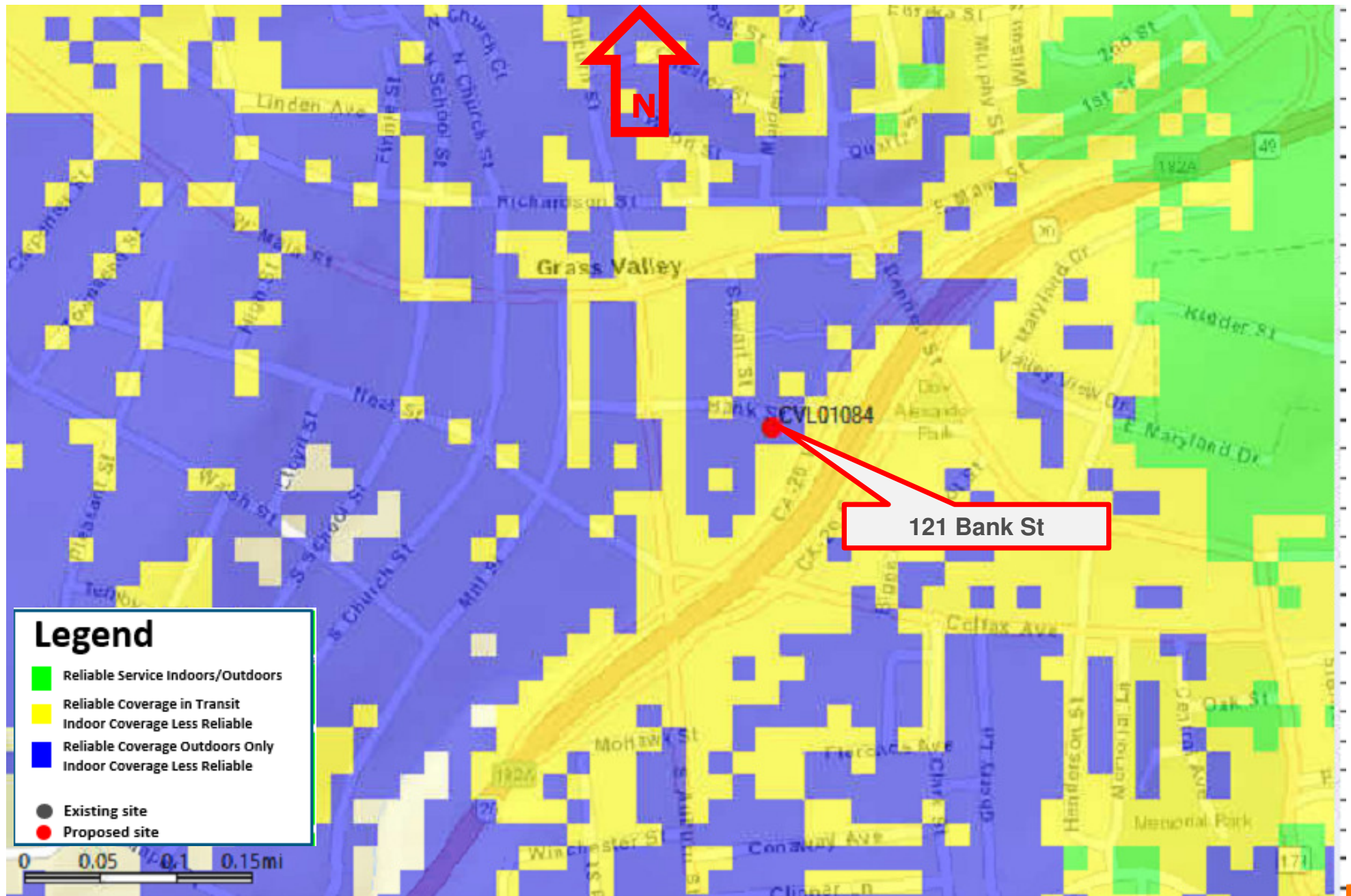
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**A-4.2**



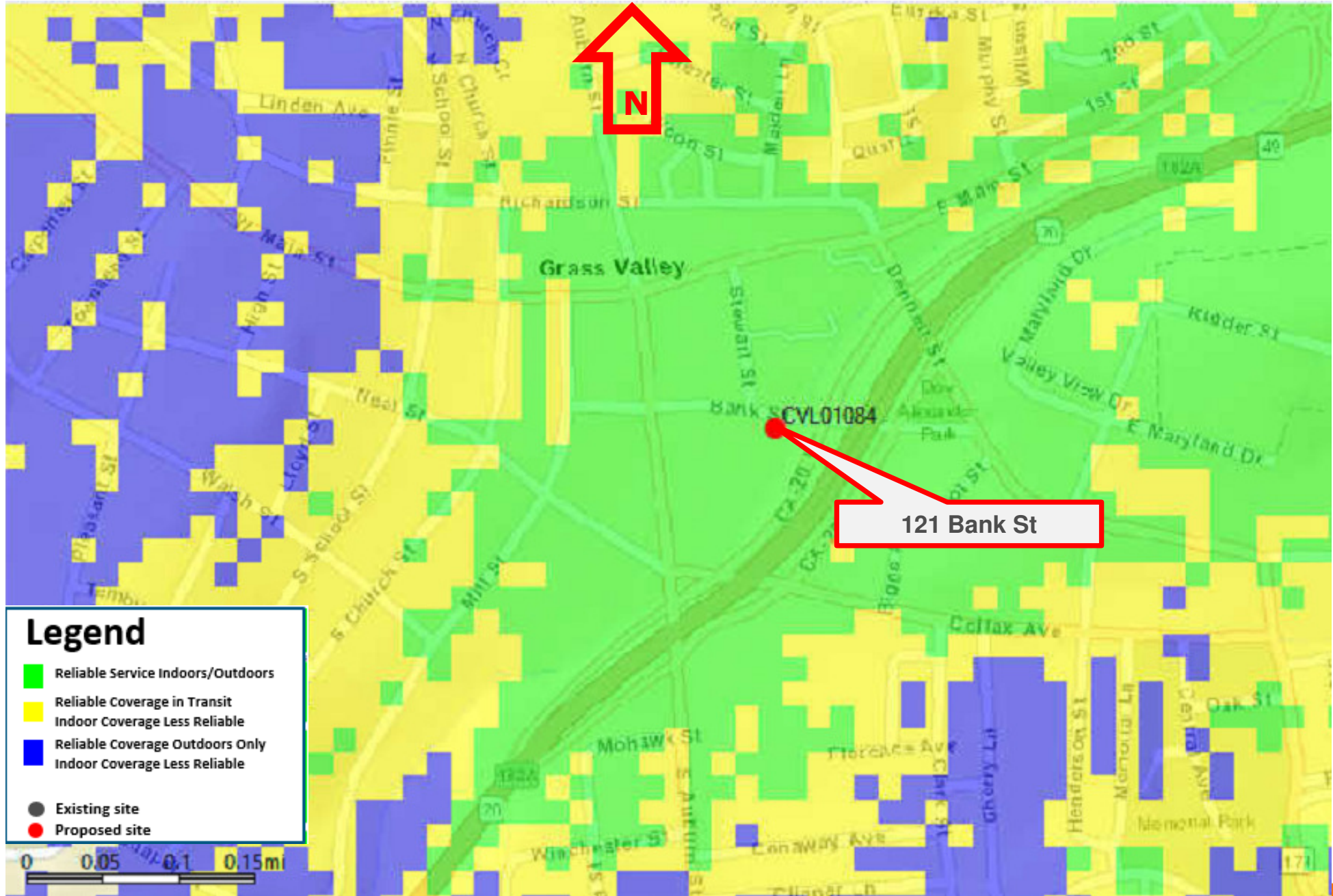
# CVL01084 Zoning Propagation Map

July 13<sup>th</sup> , 2023

# Existing LTE 700 Coverage



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





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

---

## **Map and Analysis of Future Service Needs**

**February 29, 2024**

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

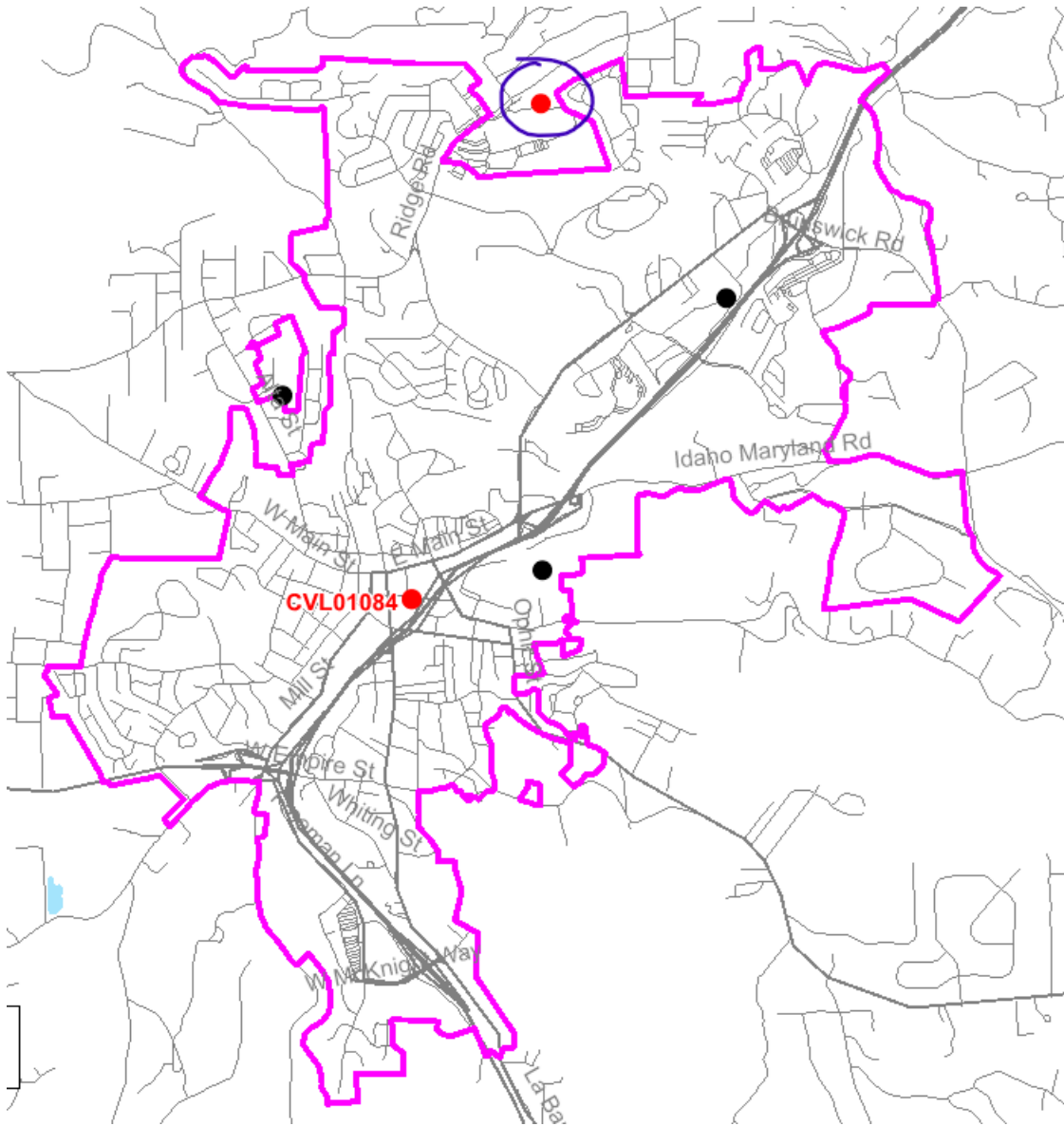
At this time AT&T has no other planned or future site development proposals within the City of Grass Valley proper boundaries. There is a potential site development proposal that is in an initial investigative phase, outside of the City's boundaries near Ridge Road however that is a preliminary assessment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

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

[REST OF PAGE LEFT INTENTIONALLY BLANK]



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



Sincerely,

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

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

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

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

EBI Project No. 6223004983  
November 16, 2023



Prepared for:

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

Prepared by:





## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY.....</b>	<b>1</b>
<b>1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS .....</b>	<b>3</b>
<b>2.0 AT&amp;T RF EXPOSURE POLICY REQUIREMENTS .....</b>	<b>5</b>
<b>3.0 WORST-CASE PREDICTIVE MODELING.....</b>	<b>5</b>
<b>4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN .....</b>	<b>7</b>
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<b>6.0 LIMITATIONS .....</b>	<b>8</b>

## APPENDICES

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

## EXECUTIVE SUMMARY

### Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CVL01084 located at 109 Bank Street in Grass Valley, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

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

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

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

### Statement of Compliance

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

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

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

### AT&T Recommended Signage/Compliance Plan

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

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

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

The following signage is recommended at this site:

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

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

## 1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

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

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

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

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

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

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm<sup>2</sup>). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm<sup>2</sup>) and an uncontrolled MPE of 1 mW/cm<sup>2</sup> for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.57 mW/cm<sup>2</sup>. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.47 mW/cm<sup>2</sup>. These limits are considered protective of these populations.

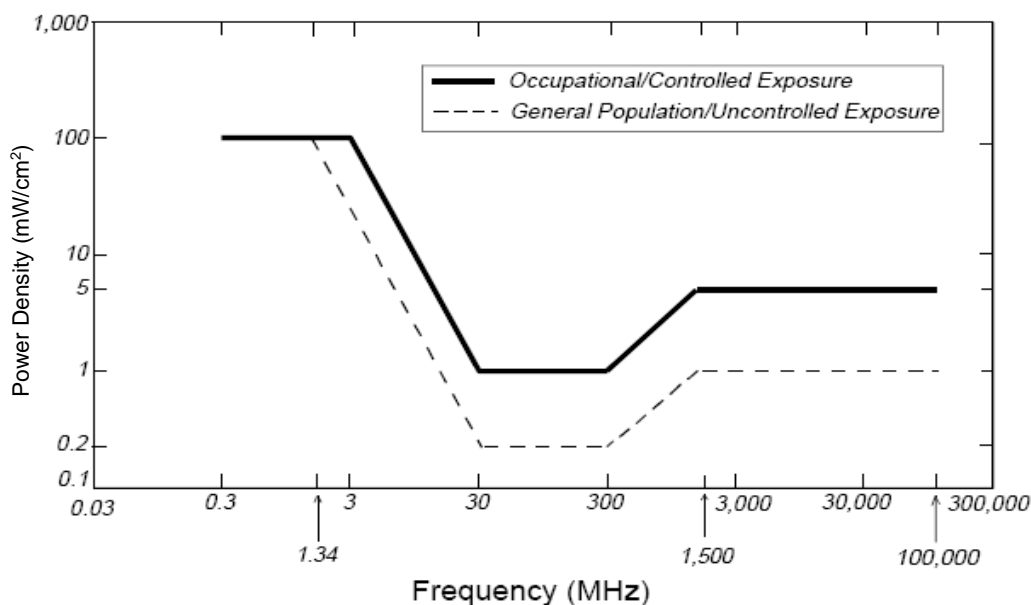
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

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

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 <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Cellular Telephone	870 MHz	2.90 mW/cm <sup>2</sup>	0.58 mW/cm <sup>2</sup>
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm <sup>2</sup>	0.47 mW/cm <sup>2</sup>
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm <sup>2</sup>	0.20 mW/cm <sup>2</sup>

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

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

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

## 2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

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

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

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

## 3.0 WORST-CASE PREDICTIVE MODELING

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

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

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

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

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

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

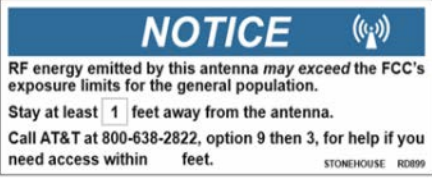


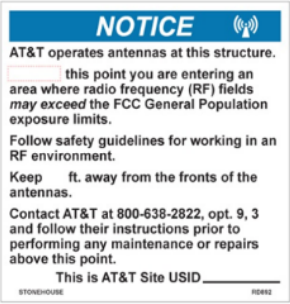


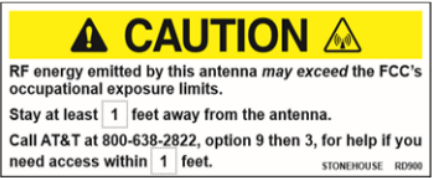





Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they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

#### 4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

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

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

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

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
 <p><b>NOTICE DECAL</b></p>	 <p><b>TRILINGUAL NOTICE</b></p>	 <p><b>NOTICE 2</b></p>	
 <p><b>NOTICE SIGN</b></p>	 <p><b>CAUTION 2 - ROOFTOP</b></p>	 <p><b>CAUTION 2A</b></p>	
 <p><b>CAUTION DECAL</b></p>	 <p><b>CAUTION 2B - TOWER</b></p>	 <p><b>CAUTION 2C - PARAPETS</b></p>	
 <p><b>CAUTION SIGN</b></p>	 <p><b>WARNING 1B</b></p>	 <p><b>WARNING 2A</b></p>	



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

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

No barriers are required for this site. Barriers are not recommended for this site because the sloped roof significantly limits access by unauthorized persons to areas directly in front of the antennas. However, EBI recommends that AT&T and the landlord take additional measures to ensure that persons accessing the sloped roof (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general public limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. It is recommended that the landlord distribute this report to anyone accessing the roof and ask for confirmation that it has been read and understood. Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix B.

## 5.0 SUMMARY AND CONCLUSIONS

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

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

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

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

## 6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment include a statistical factor reducing the power to 32% of maximum

theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

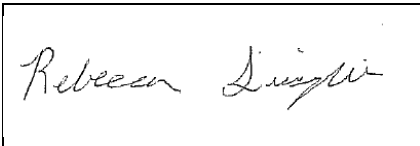
# **Appendix A**

## **Personnel Certifications**

## Preparer Certification

I, Rebecca Sinisgalli, state that:

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

A rectangular box containing a handwritten signature in cursive script that reads "Rebecca Sinisgalli".

Reviewed and Approved by:



sealed 16nov2023

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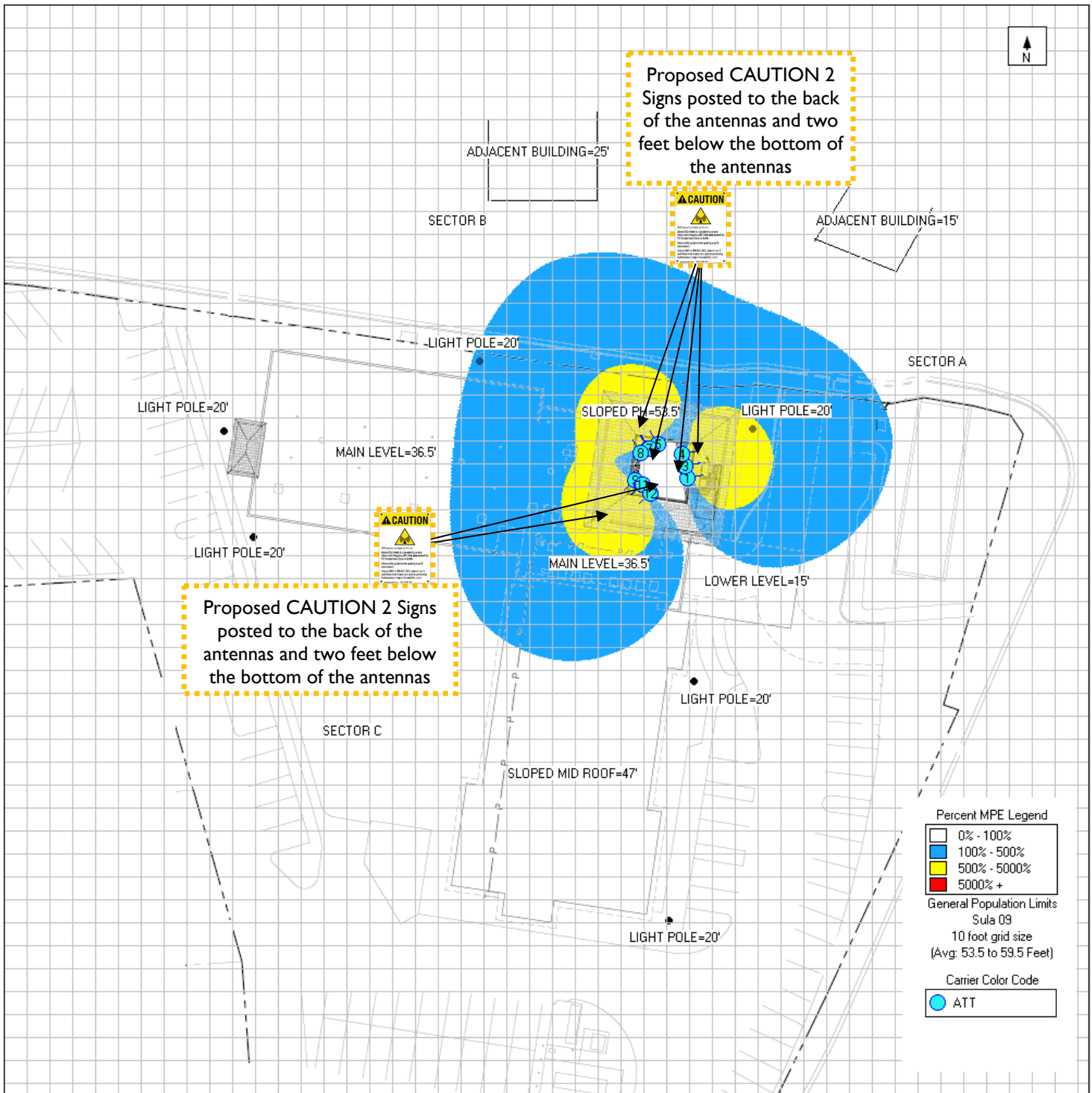
Michael McGuire  
Electrical Engineer  
[mike@h2dc.com](mailto:mike@h2dc.com)

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

## **Appendix B**

# **Compliance/Signage Plan**

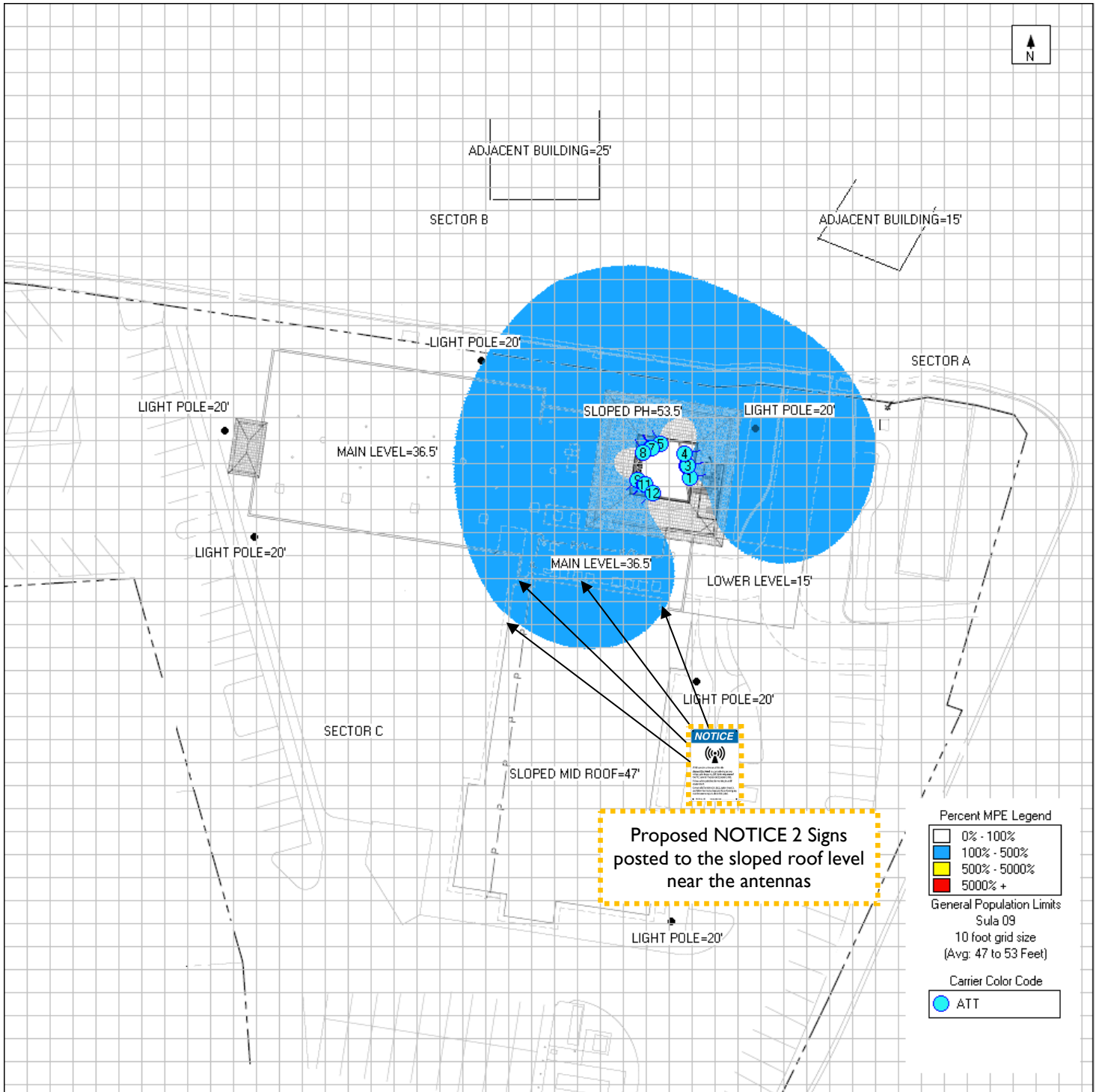
## Nearest Walking Surface Simulation – Sloped Penthouse Roof



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND		
	AT&T NOTICE 2 Sign	
	AT&T WARNING 1B and 2A Signs	
	AT&T NOTICE Small Cell Signs	
	AT&T CAUTION Small Cell Signs	

**Nearest Walking Surface Simulation – Sloped Mid Roof**



	Existing Sign
	Proposed Sign
	Installed Sign

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

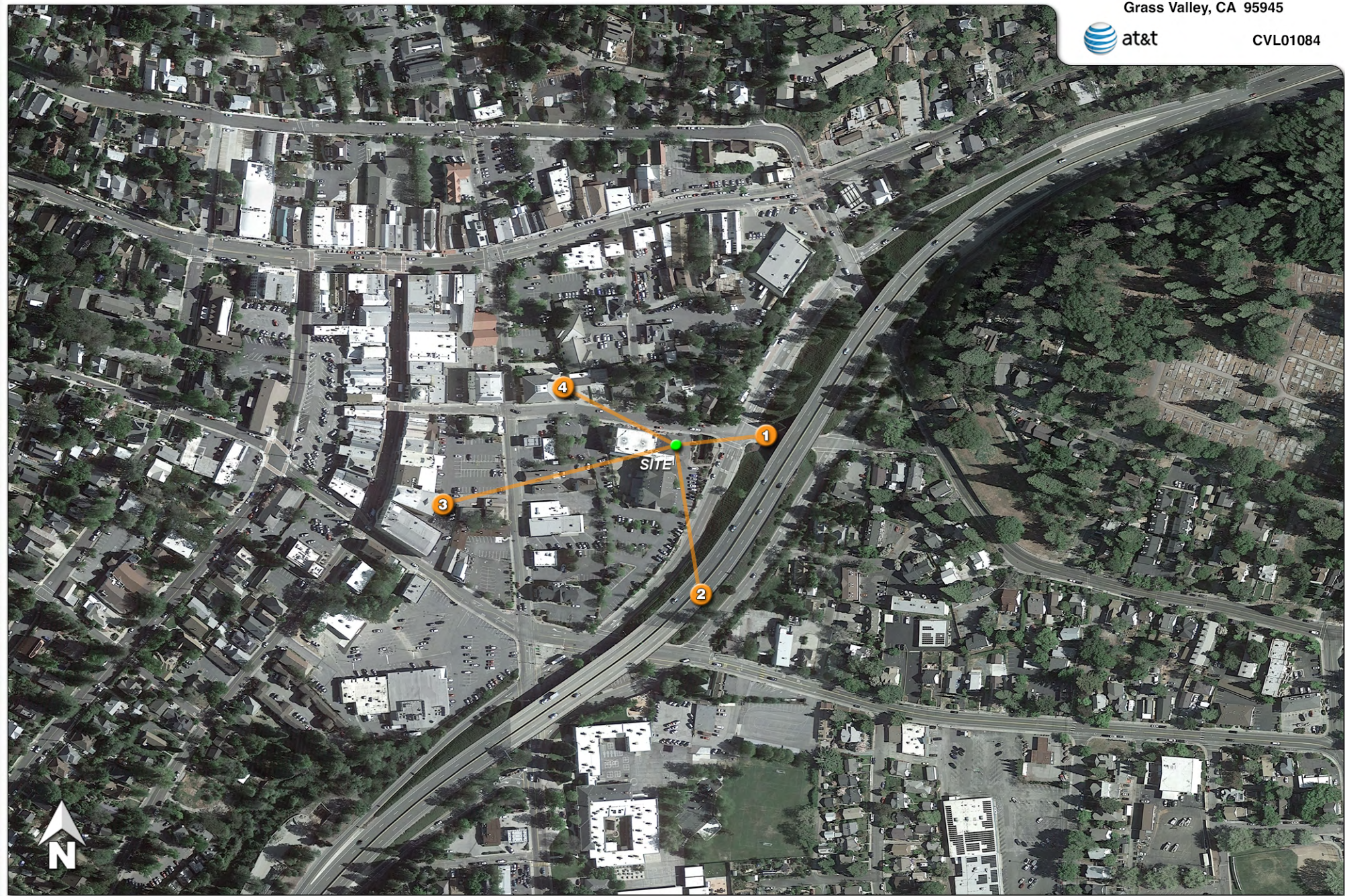


Aerial photograph showing the viewpoints for the photosimulations.

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



CVL01084



1



**Existing**

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

**Miner's Inn**

109 Bank Street  
Grass Valley, CA 95945



CVL01084

*Proposed cupola to match*



**Proposed**

2



**Existing**

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

**Miner's Inn**

109 Bank Street  
Grass Valley, CA 95945



CVL01084



**Proposed**

3



**Existing**

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

**Miner's Inn**

109 Bank Street  
Grass Valley, CA 95945



CVL01084



**Proposed**

4



**Existing**

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

**Miner's Inn**

109 Bank Street  
Grass Valley, CA 95945



CVL01084



*Proposed cupola to match*

**Proposed**



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
BROADCAST & WIRELESS

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

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

DANE E. ERICKSEN, P.E.  
CONSULTANT

BY EMAIL [LROGERS@QUALTEKWIRELESS.COM](mailto:LROGERS@QUALTEKWIRELESS.COM)

February 28, 2024

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

Dear LeahRae:

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

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

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

Sincerely yours,

William F. Hammett

scn

