

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: 25PLN-0011 (AT&T Wireless Telecommunications Facility).

Lead Agency: Planning Division, Community Development Agency, City of Grass Valley

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Project Location: City of Grass Valley Nevada County  
*City County*

Project Description (Proposed actions, location, and/or consequences).

A request made to the Development Review Committee and Planning Commission. The project parcel is 2.49-acres in size. The project proposal entails a 73-foot tall wireless facility proposed to be camouflaged as a clock tower that would reach a total of 81-feet in height, with a 441 square-foot lease area and associated equipment. The tower is proposed as a detached structure on a commercially developed property that hosts the Gold Miners Inn hotel and additional ground level storefronts. The property is zoned as "Town Core", a Major Use Permit is required for land use approval of the wireless facility. A Minor Development Permit is required for review of the new development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project site is located in a highly developed, urbanized setting with no sensitive habitat, wetlands, or riparian areas on site. There are no known occurrences of rare, endangered, or special-status species or habitat on the site (as confirmed by CDFW BIOS and field review), and no trees will be removed. Additionally, no resources of historical or prehistoric significance were identified on the site. Potential impacts to cultural or tribal cultural resources will be mitigated through standard procedures in the event of inadvertent discoveries (Mitigation Measures 5A and 18A). With implementation of these measures, the project would not substantially degrade the environment or eliminate sensitive biological or cultural resources.

Based on the analysis contained in the Initial Study, 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

- 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 requires construction work to halt if a cultural discovery is made.
- Measure 19A requires appropriate disposal of any hazardous waste and vegetation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No none areas of controversy from agencies and/or the public are known at this time. Speculation of the proposed tower height and design may be an area of potential issue/discussion per surrounding local downtown area, to be determined at time of public hearing and public comment.

Provide a list of the responsible or trustee agencies for the project.

Nevada County Environmental Health  
Northern Sierra Air Quality Management District  
Nevada Irrigation District  
City of Grass Valley Fire District  
CalTrans - District #3