

City of Grass Valley
125 East Main Street
Grass Valley, CA 95945

**NOTICE OF INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Grass Valley Community Development Department has determined that the project described below will not result in a significant adverse impact on the environment with mitigation measures incorporated. Therefore, in accordance with the California Environmental Quality Act, the City is preparing to adopt a Mitigated Negative Declaration as the appropriate level of environmental review.

Project Description: 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 Development Permit is required for review of the new development. Project Name: "25PLN-0011" (AT&T Wireless Facility).

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

Public Comment: A 30-day review period on the draft Mitigated Negative Declaration starts on April 16, 2026 and runs through close of business on May 18, 2026.

The City based this tentative determination on an environmental study (Initial Study/Mitigated Negative Declaration) that staff has prepared to evaluate potential impacts associated with the project. The project-level environmental study concluded the project will result in no potentially significant environmental impacts, with the incorporation of Mitigation Measures. Anyone may review the Initial Study at the Grass Valley Community Development Department website at the following link:

<https://www.cityofgrassvalley.com/pod/active-projects>

To submit written comments prior to the Planning Commission public hearing. For more information, please call 274-4711 during normal business hours of City Hall. During the review period, written comments on the project listed above and the proposed Negative Declaration may be submitted to:

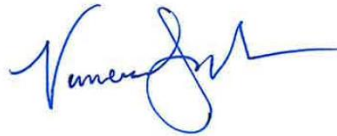
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Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

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Approved to Publish:

Vanessa Franken, Associate Planner