

**DESIGN REVIEW COMMITTEE MEMORANDUM**

DATE: May 19, 2021  
ITEM: No. 2 – 1:35 pm  
FROM: Marina Herrera, Project Planner

SUBJECT: File No.: **UPE19-0083**; Preliminary Design Review of a new Intermediate Freestanding Commercial Telecommunication facility.  
Applicant: Complete Wireless Consulting dba AT&T Mobility  
Address: 4515 Santa Rosa Avenue, Santa Rosa  
APN(s): 045-041-034

---

**Request**

Request for a preliminary design review for consideration of three design options to facilitate construction of a new Intermediate Freestanding Commercial Telecommunication facility. The applicant has prepared three designs for the proposed facility, a standard mono-pole, a water tank and a mono-pine design which range in height from 86 feet to 96 feet. Associated ground equipment for both designs will include the following: a 30KW generator, 190 gallon diesel fuel tank for the purpose of backup emergency power, to be located within a 1,600 square foot lease area, enclosed by a six foot fence located on a 21 acre parcel.

**Background**

The project site is accessed via Santa Rosa Avenue, east of Highway 101. The parcel is zoned Diverse Agriculture (DA), and combining districts for, Riparian Corridor (RC 50/25), Scenic Resource (SR): Community Separator and Valley Oak Habitat (VOH). Per the Sonoma County General Plan, Highway 101 is designated as a Scenic Corridor and the project site has a combining zone designation of Scenic Resource due to its location within a Community Separator. The project site is undeveloped, and is directly bordered to the south by the incorporated City of Rohnert Park.

**Analysis**

The applicant has prepared two potential designs for review by the Sonoma County Design Review Committee. The designs range in height from 86 feet to 89 feet. The designs and associated heights are as follows:

1. Monopole, 86 feet
2. Water Tank, 88-89 feet
3. Mono-pine, 96 feet

The County's Visual Assessment Guidelines are used to determine the significance of the visual impact of a project, by first determining the project site's visual sensitivity. A site's sensitivity is determined by site characteristics including, project vicinity, topography and land use and zoning designations protecting scenic resources. Per the County's Visual Assessment Guidelines, the project sites sensitivity is characterized as high, as it will be highly visible from Highway 101 a designated Scenic Corridor, in addition to the project site's designation as a Community Separator. Siting of the facility is to be located approximately 82 feet from the front property line, adjacent to Santa Rosa Avenue.

Discussion of Visual Dominance by Design:

Per the County's Visual Assessment Guidelines, visual dominance is determined by comparing the contrast of the project's design with its surroundings to provide a rating of inevident, subordinate, co-dominant or dominant with regard to design elements such as form, line, color, texture, and night lighting.

Photo simulations for each design were prepared by the applicant at the following locations Roberts Lake Road (north viewpoint), Santa Rosa Avenue (southeast viewpoint), Horn Avenue (southwest viewpoint), and Milbrae Avenue (northeast viewpoint from southbound Highway 101). The public viewpoints from which the facility will be most visible is along the Highway 101 corridor and from Santa Rosa Avenue. Additionally, the applicant has prepared a comprehensive photo simulation packet inclusive of twelve additional vantage points, included as Attachment 3.

1. Monopole

A monopole design would emulate a classic telecommunications tower and would be 86 feet in height; the shortest of the proposed designs. The centerlines of the antennas would be located at 82 feet. Visual dominance of the design is determined to be co-dominant as the design elements are moderate. A monopole design has the least intrusive silhouette in regards to detracting attention from the landscape, specifically the backdrop of Sonoma Mountain from the view point along Highway 101.

2. Water Tank

A faux water tank design would emulate an elevated, wood cylinder water tank with a pointed top for ventilation purposes. The top of the water tank design would be 88-89 feet in height. The water tank design is rural in character due to its color and texture of design utilizing wood exterior materials. Visual dominance of this design is determined to be co-dominant, because project elements such as design, form, color and texture are moderate in appearance. A water tank design will be prominent as it has a larger silhouette within the setting and will attract attention from the backdrop of Sonoma Mountain from the viewpoint along Highway 101, although a water tank design would add the benefit of a disguised facility.





3. Mono-pine

A mono-pine design would emulate a faux tree design. The top of the mono-pine would be 96 feet in height due to the 'crown' needed to provide for a natural taper to the tree. The centerline of the antennas would remain at 82 feet – while the 'crown' of approximately 10% or 9 feet provides for the maximum height of 96 feet. The mono-pine design would utilize a dark olive green and the bottom branches would be elongated, with three branches per foot to emulate a realistic mono-pine design. Visual dominance of this design is determined to be co-dominant because project elements such as design, form, color and texture are moderate in appearance. A mono-pine design will be prominent as it presents the largest silhouette within the setting and will attract attention from the backdrop of Sonoma Mountain from the viewpoint along Highway 101, although a mono-pine design would add the benefit of a disguised facility and will be similar in form and design to an existing facility within the project vicinity.

The project's visual dominance can be characterized as co-dominant for the design options; colors and materials are considered moderate project elements as they stand out against the setting and will attract attention away from the landscape backdrop of Sonoma Mountain. Therefore, the combination of the site's high sensitivity and visually co-dominant project designs, the project's visual impact on scenic public views are determined to be significant.

Recommendation

Staff recommends the Committee provide a recommendation to the Board of Zoning Adjustments regarding appropriateness of design of one of two options.

Attachments

- 1.  Applicant Project Proposal
- 2.  Project Plan Sets
  - a. Monopole Site Plan
  - b. Water Tank Site Plan
  - c. Mono-pine Site Plan
- 3.  Photo Simulations
  - a. Monopole Photo Simulations
  - b. Water Tank Photo Simulations
  - c. Mono-pine Photo Simulations
- 4.
- 5.  \_\_\_\_\_



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



## **TOWER CHOICE AT&T MOBILITY**

*Site Name:* CCL06387 Santa Rosa Ave & Hwy 101  
*Location:* 4515 Santa Rosa Avenue, Santa Rosa, CA 95407  
*APN:* 045-041-034

AT&T chose the monopine design to blend in the existing tree line just to the north. However, as long as the antennas can remain at the same centerline, AT&T leaves the final design to Sonoma County.

Please find enclosed alternative designs that may be utilized for this location.

### **Monopole**

This is the unstealthed galvanized steel pole with antennas at the tope.

- The centerline of the antennas would be 82’.
- The top of the antennas would be 86’ or 87’.

### **Faux Pine Tree (Monopine)**

Please note that the antennas must stay at the same centerline of 82’, and a “crown” is needed to provide a natural taper to the tree. Therefore, the faux-pine tree will be 10% taller than the monopole for a total height of 96’.

- The centerline of the antennas would be 82’.
- The top of the antennas would be 86’ with top of steel at 87’.
- The faux-pine tree will need a “crown” of approximately 10% or 9’ for a maximum total height of 96’.

### **Faux Water Tank**

Please note that the antennas must stay at the same centerline of 82’, but a “crown” is no longer needed for the faux-tree. Therefore, the water tank itself will be shorter than the proposed monopine.

- The centerline of the antennas would be 82’.
- The top of the antennas would be 86’.
- The faux water tank will need a “pointed top” with an open top for ventilation purposes.
- The top of the water tank will need to be 88’ to 89’.

**PROJECT SUPPORT STATEMENT  
AT&T MOBILITY**

*Site Name:* CCL06387  
*Location:* 4515 Santa Rosa Avenue, Santa Rosa, CA 95407  
*APN:* 045-041-034

**Introduction**

AT&T Mobility is seeking to improve communications service to residences, businesses, public services, and area travelers in the unincorporated area north of Rohnert Park in Sonoma County, California along Highway 101. AT&T maintains a strong customer base in Sonoma County and strives to improve coverage for both existing and potential customers. The proposed facility is needed to bring improved wireless communication capacity and coverage. This project will expand AT&T's existing network and improve call quality, signal strength, and wireless connection services in Sonoma County. The improved wireless service will benefit residents, travelers, public services, and roadway safety in the area.

**Public Benefits of Improved Wireless Service**

Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of everyday life, such as safety, recreation, and commerce. This site will allow current and future AT&T customers to have access to wireless services in the areas shown on the coverage areas identified in this application. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes. As more users move away from landline service and require use within their homes, the need and demand for wireless service grows every year, which in turn, require facilities to be placed closer to residences to meet that demand.

*Aerial View of Proposed Site*



### **Proposed Location**

The proposed facility is located within the jurisdiction of Sonoma County at APN 045-041-034. Sonoma County has a dedicated wireless ordinance at Section 26-88-130 of the Sonoma County Zoning Code. This parcel is zoned DA (Diverse Agriculture) and wireless facilities are an allowable use within this zoning district.

The height limit for wireless telecommunications facilities is minimum functioning height. Setbacks are 55' from the centerline of the public road, 10' sides, and 20' rear in the DA zone and the tower must be setback 110% of its height from the nearest off-site dwelling. The proposed facility complies with all County requirements.

### **Proposed Design**

AT&T is proposing a 96' tall monopine with an antenna centerline of 82'. Details of the site layout include: 9 new antennas at a centerline of 82' (3 sectors with 3 antennas per sector) within a 40' x 40' compound for AT&T's associated equipment and diesel generator. Power, telco, and access are all located within the owner's parcel or public right of way. The public right of way is Santa Rosa Avenue (or Hwy 101), which is roughly 84' from the beginning of the proposed lease area.

Please see the attached Site Plans and elevations for further information regarding the layout and nature of the proposed facility.

### **Compliance with County Development Requirements**

The proposed facility is the result of a thorough site selection process. There are several factors that contribute to the overall project design, including local zoning regulations, construction methods, topography, the AT&T Mobility network objectives, and a willing landlord. This facility is appropriately sited because it complies with the standards set forth by the Sonoma County Municipal Code as well as applicable state and federal standards.

In accordance with Sonoma County Municipal Code section 26C-12, an "intermediate facility" means such facility which involves a combination of towers and antennas greater than forty feet (40') and less than or equal to one hundred thirty feet (130') in height." The proposed AT&T facility is 96' tall monopine. Nine antennas will be located at a centerline of 82'. All associated ground equipment will be placed within a fenced compound, and will not be accessible by the public. Here, the proposed AT&T facility has been classified and discussed below as an intermediate facility.

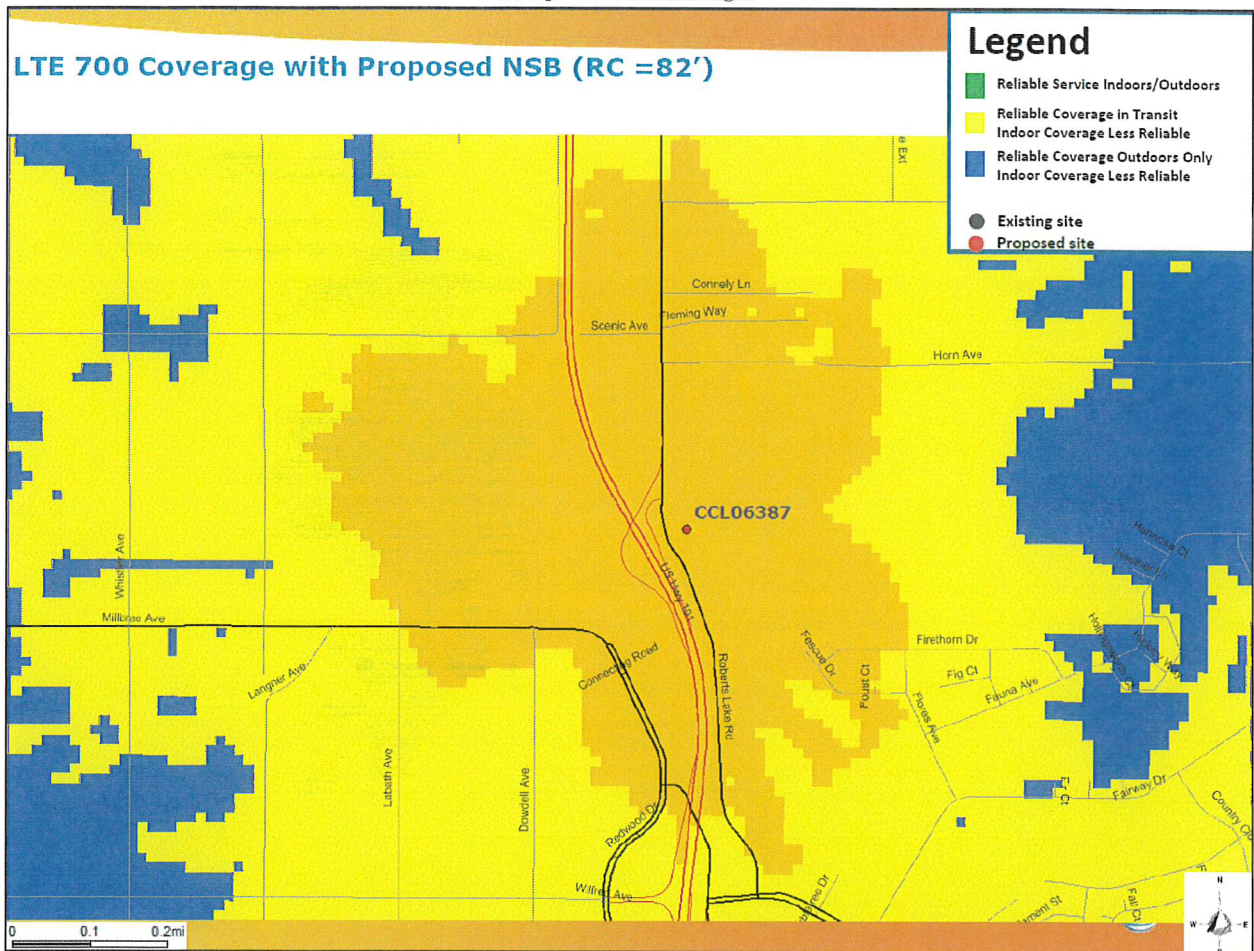
### **Need for Facility**

AT&T Mobility (AT&T) seeks to improve wireless communication services in Sonoma County along Highway 101 with the addition of a new wireless telecommunications facility. Presently, this area of Sonoma County suffers from poor wireless coverage and low capacity levels, which can cause recurring lost calls and ineffective service. The need for this proposed facility is due to complaints from AT&T Mobility customers, business, and travelers in this area. To remedy these problems, AT&T proposes this new tower which will improve service to AT&T subscribers and emergency services around the new facility upon activation.





## Proposed Coverage



### Safety Benefits of Improved Wireless Service

AT&T offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster.

### Operations & Maintenance

The site is unmanned and requires no on-site personnel. Visitation to the site by a service technician for routine maintenance may occur up to once per week. The proposed site is entirely self-monitored and connected electronically to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there are no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

**Compliance with FCC Standards**

AT&T Mobility complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, AT&T complies with all FAA rules on site location and operation.

**Notice of Actions Affecting This Development Permit**

In accordance with California Government Code Section 65945(a), AT&T Mobility requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

## VISUAL ASSESSMENT AT&T MOBILITY

*Site Name:* CCL06387 Santa Rosa Ave & Hwy 101  
*Location:* 4515 Santa Rosa Avenue, Santa Rosa, CA 95407  
*APN:* 045-041-034

### **Purpose of Study**

The purpose of this study is to characterize the visual impacts associated with the new wireless telecommunication facility at 4515 Santa Rosa Avenue in the context of its environmental setting.

### **Project Description**

AT&T Mobility proposes a new wireless telecommunications facility in unincorporated Sonoma County, to be located at 4515 Santa Rosa Avenue. AT&T's proposed facility includes a 86' tall monopole-style tower within a 40' x 40' lease area surrounded by a chain link fence. AT&T's walk-up cabinet will also be enclosed within the fenced area. The lease area is set back about 85' from Hwy 101/Santa Rosa Avenue. The facility is placed adjacent to an existing billboard on the parcel and will hug the tree line to the north of the proposed facility in order to blend in with the landscape.

The proposed project site is currently located on a 21.5-acre parcel. The parcel is zoned DA (Diverse Agriculture). This parcel is adjacent to parcels with similar AR zoning designations as well as DA zoned parcels.

### **Environmental & Regulatory Setting**

The site and surrounding area are subject to the following County regulations and policies:

- A. DA Diverse Agricultural District (Sec. 26-08)
- B. AR Agricultural and Residential District (Sec. 26-16)
- C. M1 Limited Urban Industrial District (Sec. 26-46)
- D. M3 Limited Rural Industrial District (Sec. 26-50)
- E. LC Limited Commercial District (Sec. 26-36)
- F. RR Rural Residential (Sec. 26-18)
- G. Telecommunication Facilities Zoning Regulations (Sec. 26-88-130)

Zoning adjacent to the project site is:

*North:* M1 (Limited Urban Industrial District)/M3 (Limited Rural Industrial District)

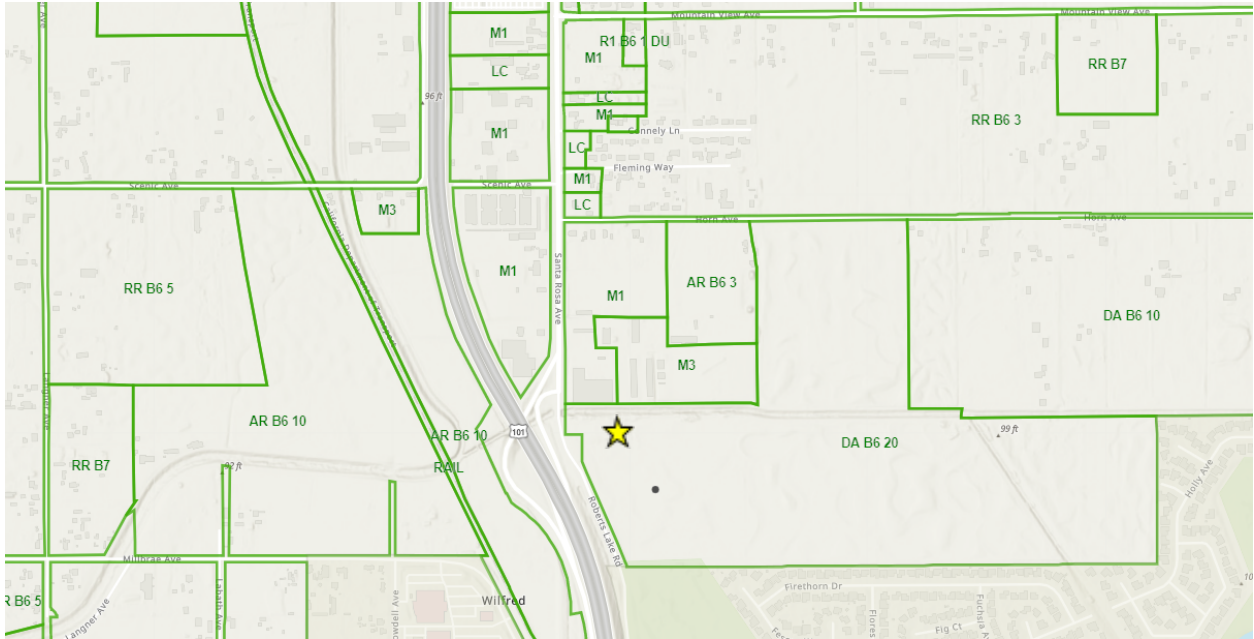
*East:* DA (Diverse Agricultural District)

*South:* City of Rohnert Park

*West:* M1 (Limited Urban Industrial District)/AR (Agricultural and Residential District)



Zoning Map of Search Area Vicinity



*Note: Yellow star denotes the proposed facility location.*

**Guidelines for Visual Impact Analysis**

This section discusses the guidelines and description used to assess the level of visual impact. These guidelines are derived from County policies as well as other environmental guidelines used on other private projects in the County of Sonoma.

**Determine View Sensitivity**

Based on field data and characterizations of view toward the project site, the sensitivity level of the project (Low, Moderate, High or Maximum) was determined using criteria in the Sonoma County Visual Assessment Guidelines. Visual sensitivity depends on such things as land use and zoning designation, character of development in the project vicinity, terrain characteristics and aesthetic value of existing vegetation. Sites with low visual density are, among other things, located within an urban land use designation and have no designations protecting scenic resources. Sites with high or maximum sensitivity are, among other things, within General Plan designated scenic landscape units, community separators or scenic corridors.

**Determine Visual Dominance**

Using the County’s Visual Assessment Guidelines, the visual dominance of the proposed project was determined first by evaluating the form, line, color and texture of project features within the visual context of its surroundings. Using this evaluation and the photo simulations of the project from three selected viewpoints, the project’s visual dominance was defined according to the criteria contained in the County’s Visual Assessment Guidelines. Potential classifications include Dominant, Co-Dominant, Subordinate, or Inevident, depending on a variety of different factors, including how visible the project will be, how strongly project elements stand out, how different they appear from the surrounding development in terms of character, mass, and scale and how much public attention they are likely to attract.

**Determine Threshold of Significance for View Impacts**

The determination of visual impact significance is made by correlating visual sensitivity with visual dominance in accordance with the Visual Assessment Guidelines. When the visual sensitivity of a site is

classified as Maximum, any level of visual dominance greater than Inevident yields significant visual impacts. Conversely, when the visual sensitivity of a site is determined to be Low, visual impacts of even visually Dominant projects are considered less than significant.

**Thresholds of Significance**

The project would have a significant visual impact if the visual dominance of the proposed project exceeds that which is considered acceptable for the sensitivity level of the project as indicated in the Table below.

Sensitivity	Visual Dominance			
	<i>Dominant</i>	<i>Co-Dominant</i>	<i>Subordinate</i>	<i>Inevident</i>
<i>Maximum</i>	Significant	Significant	Significant	Less than Significant
<i>High</i>	Significant	Significant	Less than Significant	Less than Significant
<i>Moderate</i>	Significant	Less than Significant	Less than Significant	Less than Significant
<i>Low</i>	Less than Significant	Less than Significant	Less than Significant	Less than Significant

## VISUAL ANALYSIS APPLIED TO AT&T SITE “CCL06387 SANTA ROSA AVE. & HWY 101”

### Determine Viewpoints and Environmental Settings

Several roads in the surrounding area were driven in the vicinity of the project to determine at which spots the tower would be visible to the general public. The public viewpoint from which the proposed monopole will be most visible is along the Hwy 101/Santa Rosa Ave. It will be partially screened by the existing trees and existing billboard. The pole will be about 85 feet from Hwy 101/Santa Rosa Ave.

### Photographs and Photo Simulations to Illustrate Visual Impacts

Photographs were taken from the nearest offsite public vantage points. These appear below with photo simulations of the proposed monopole. The views include:

**Viewpoint 1:** View from Santa Rosa Avenue looking southeast at the site.

**Viewpoint 2:** View from Roberts Lake Road looking north at the site.

**Viewpoint 3:** View from Millbrae Avenue looking northeast at the site.



**Viewpoint 1:** View from Santa Rosa Avenue looking southeast at the site.



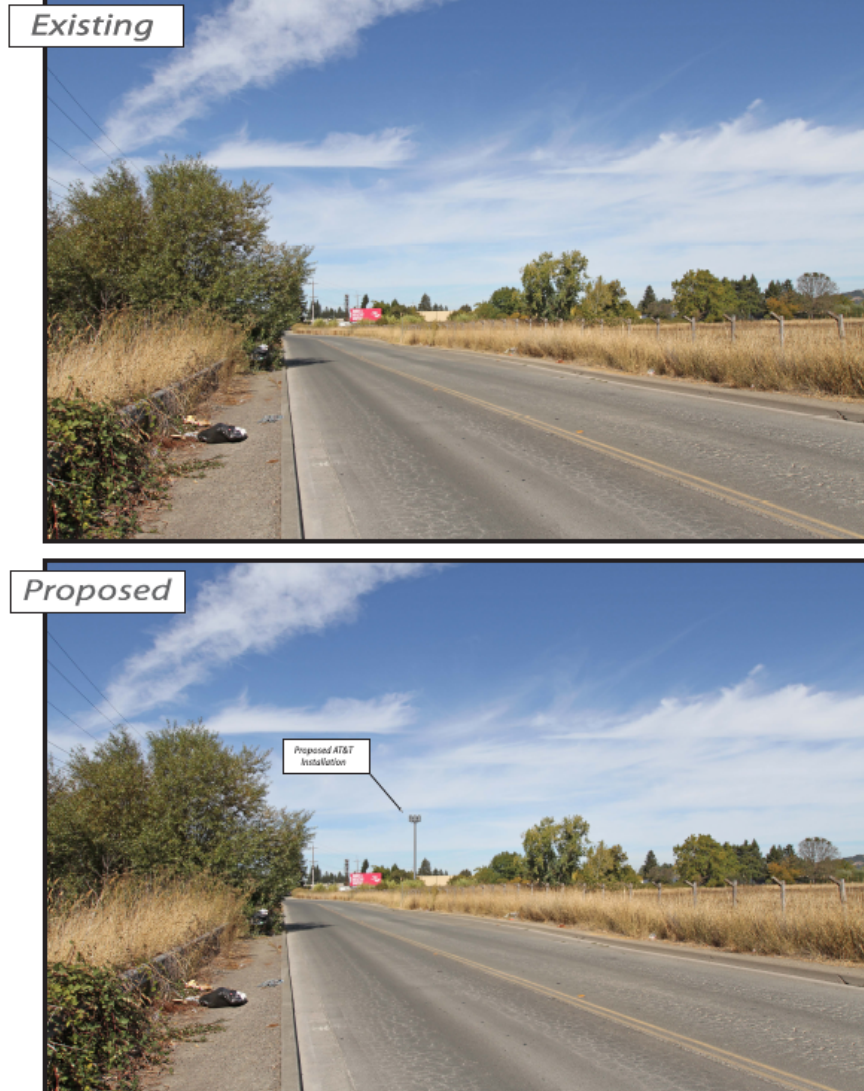
- Sensitivity:* Moderate  
*Visual Impact Significance:* Subordinate  
*Dominance:* Less than Significant  
*Mitigation:* The monopole does not stand out from the other tall utility poles and wires in the area in height, color, or form.

**Discussion:**

The photo simulation depicts the view of the proposed facility of the view looking southeast at the site from Hwy 101/Santa Rosa Ave. The monopole is visible from the road and appears to be behind all the existing trees, blending in with the existing power lines and utility poles along the right-of-way. The power lines along the roadway are the main visual component in this view.



**Viewpoint 2:** View from Roberts Lake Road looking north at the site.



- Sensitivity:* Moderate
- Visual Impact Significance:* Codominant
- Dominance:* Less than Significant
- Mitigation:* The monopole looks to be another utility structure in the area. The height as viewed from the road is similar to that of nearby trees. The antennas are visible but does not draw the eye because of existing utility-type structures and power lines in the area.

**Discussion:**

The photo simulation depicts the view of the proposed facility looking north from Corona Road at Matsumoto Road. The monopole is colored to appear to be a native tree and appears to be of a similar height to existing trees when viewed from the road. The equipment area is mostly hidden from public view from this vantage point by existing low-lying vegetation.

**Viewpoint 3:** View from Millbrae Avenue looking northeast at the site.



- Sensitivity:* Moderate
- Visual Impact Significance:* Subordinate
- Dominance:* Less than Significant
- Mitigation:* The monopole does not stand out from the other trees in the area in height, color, or form. It is also set back from the road and barely visible in this view.

**Discussion:**

The photo simulation depicts the view of the proposed facility looking northeast from Millbrae Avenue. The monopole design blends in with the height of existing trees on the subject and nearby parcels and appears to be shorter than trees when viewed from the road. The equipment area will be invisible from public view from this vantage point.

Approximately 1,000' to the East



*Sensitivity:* Moderate  
*Visual Impact Significance:* Subordinate  
*Dominance:* Inevident  
*Mitigation:* None. The facility is not visible.

**Discussion:**

The photo simulation depicts the view of the proposed facility looking west from North Rohnert Park Trail. The facility is not visible as it is completely screened by existing vegetation along the trail.



Approximately 400' to the East



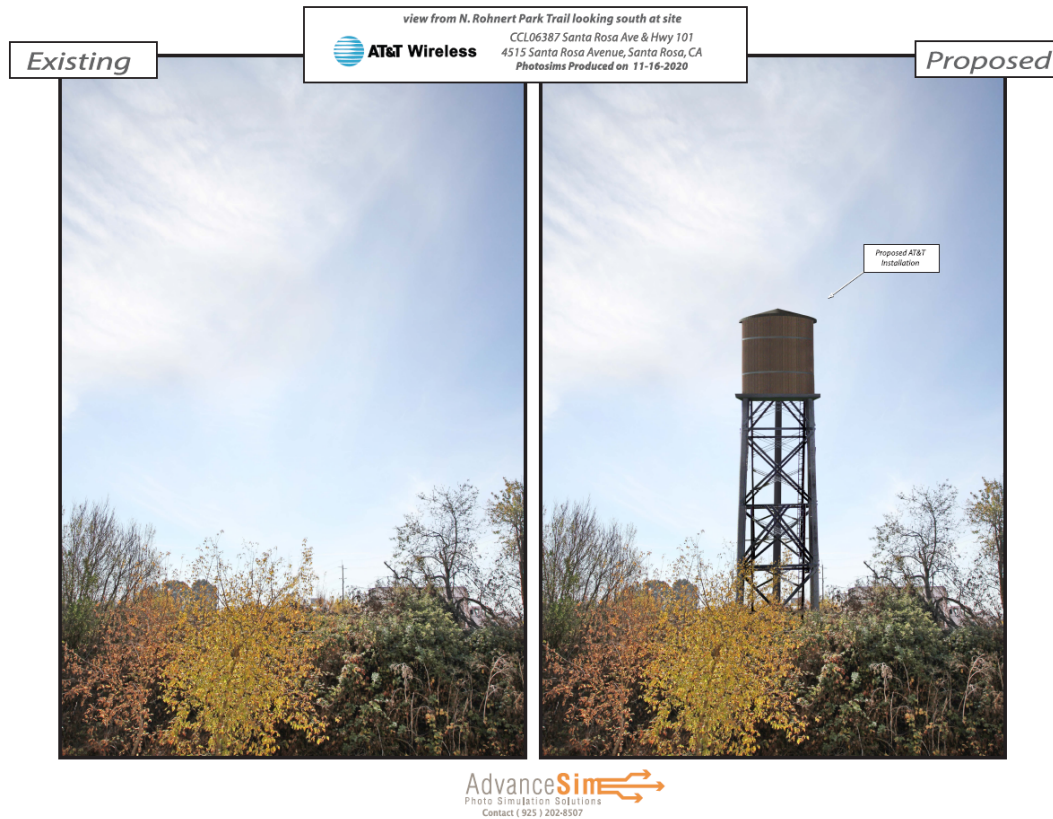
- Sensitivity:* Moderate  
*Visual Impact Significance:* Subordinate  
*Dominance:* Less than Significant  
*Mitigation:* The faux-water tank is barely visible from the trail. The surrounding vegetation and tall trees obscure most of the facility.

**Discussion:**

The photo simulation depicts the view of the proposed facility looking west from approximately 400' east on North Rohnert Park Trail. There are tall trees and thick vegetation that line both side of the trail, providing ample screening for AT&T's ground equipment and most of the faux-water tank.



Approximately 100' North



- Sensitivity:* Moderate
- Visual Impact Significance:* Dominant
- Dominance:* Significant
- Mitigation:* The faux-water tank facility looks like an agricultural structure in a rural setting.

**Discussion:**

The faux-water tank is centered in this simulation and depicted straight on from the closest point on North Rohnert Park Trail, which is approximately 100' away. This is the absolute closest possible public view of the facility. The faux-water tank facility is prominent but blends in with its surrounding landscaping and vegetation.

## VISUAL ASSESSMENT AT&T MOBILITY

*Site Name:* CCL06387 Santa Rosa Ave & Hwy 101  
*Location:* 4515 Santa Rosa Avenue, Santa Rosa, CA 95407  
*APN:* 045-041-034

### **Purpose of Study**

The purpose of this study is to characterize the visual impacts associated with the new wireless telecommunication facility at 4515 Santa Rosa Avenue in the context of its environmental setting.

### **Project Description**

AT&T Mobility proposes a new wireless telecommunications facility in unincorporated Sonoma County, to be located at 4515 Santa Rosa Avenue. AT&T's proposed facility includes a 96' tall monopine-style tower within a 40' x 40' lease area surrounded by a chain link fence. AT&T's walk-up cabinet will also be enclosed within the fenced area. The lease area is set back about 85' from Hwy 101/Santa Rosa Avenue. The facility is placed adjacent to an existing billboard on the parcel and will hug the tree line to the north of the proposed facility in order to blend in with the landscape.

The proposed project site is currently located on a 21.5-acre parcel. The parcel is zoned DA (Diverse Agriculture). This parcel is adjacent to parcels with similar AR zoning designations as well as DA zoned parcels.

### **Environmental & Regulatory Setting**

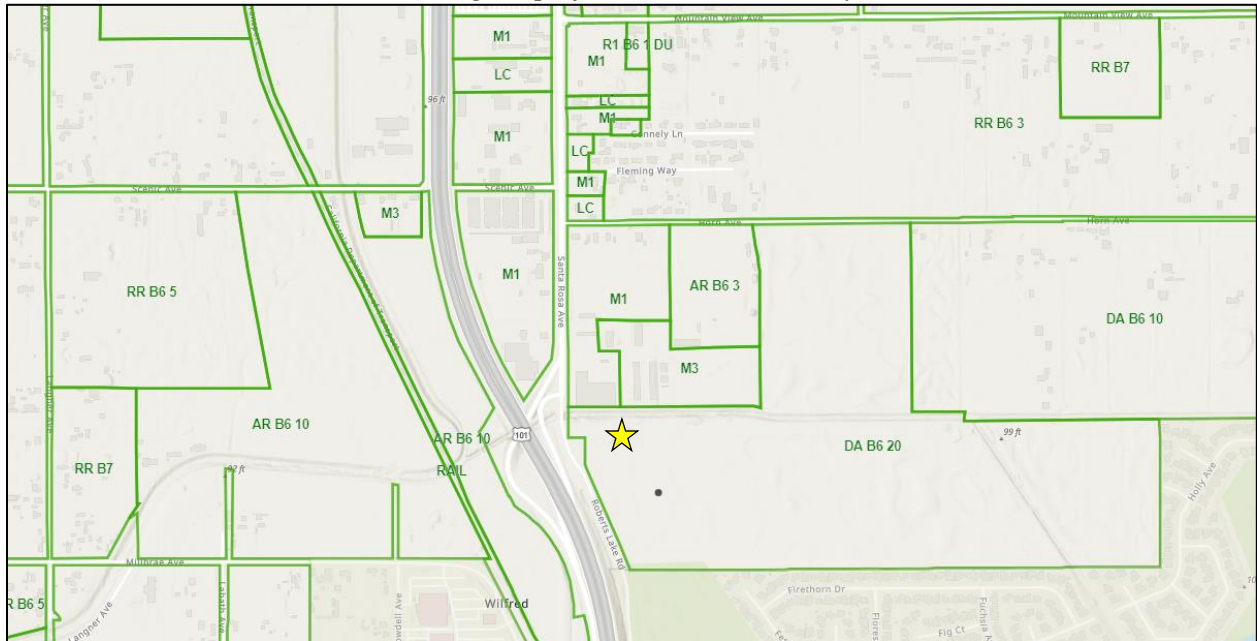
The site and surrounding area are subject to the following County regulations and policies:

- A. DA Diverse Agricultural District (Sec. 26-08)
- B. AR Agricultural and Residential District (Sec. 26-16)
- C. M1 Limited Urban Industrial District (Sec. 26-46)
- D. M3 Limited Rural Industrial District (Sec. 26-50)
- E. LC Limited Commercial District (Sec. 26-36)
- F. RR Rural Residential (Sec. 26-18)
- G. Telecommunication Facilities Zoning Regulations (Sec. 26-88-130)

Zoning adjacent to the project site is:

*North:* M1 (Limited Urban Industrial District)/M3 (Limited Rural Industrial District)  
*East:* DA (Diverse Agricultural District)  
*South:* City of Rohnert Park  
*West:* M1 (Limited Urban Industrial District)/AR (Agricultural and Residential District)

*Zoning Map of Search Area Vicinity*



*Note: Yellow star denotes the proposed facility location.*

**Guidelines for Visual Impact Analysis**

This section discusses the guidelines and description used to assess the level of visual impact. These guidelines are derived from County policies as well as other environmental guidelines used on other private projects in the County of Sonoma.

**Determine View Sensitivity**

Based on field data and characterizations of view toward the project site, the sensitivity level of the project (Low, Moderate, High or Maximum) was determined using criteria in the Sonoma County Visual Assessment Guidelines. Visual sensitivity depends on such things as land use and zoning designation, character of development in the project vicinity, terrain characteristics and aesthetic value of existing vegetation. Sites with low visual density are, among other things, located within an urban land use designation and have no designations protecting scenic resources. Sites with high or maximum sensitivity are, among other things, within General Plan designated scenic landscape units, community separators or scenic corridors.

**Determine Visual Dominance**

Using the County’s Visual Assessment Guidelines, the visual dominance of the proposed project was determined first by evaluating the form, line, color and texture of project features within the visual context of its surroundings. Using this evaluation and the photo simulations of the project from three selected viewpoints, the project’s visual dominance was defined according to the criteria contained in the County’s Visual Assessment Guidelines. Potential classifications include Dominant, Co-Dominant, Subordinate, or Inevident, depending on a variety of different factors, including how visible the project will be, how strongly project elements stand out, how different they appear from the surrounding development in terms of character, mass, and scale and how much public attention they are likely to attract.

**Determine Threshold of Significance for View Impacts**

The determination of visual impact significance is made by correlating visual sensitivity with visual dominance in accordance with the Visual Assessment Guidelines. When the visual sensitivity of a site is classified as Maximum, any level of visual dominance greater than Inevident yields significant visual impacts. Conversely, when the visual sensitivity of a site is determined to be Low, visual impacts of even visually Dominant projects are considered less than significant.

**Thresholds of Significance**

The project would have a significant visual impact if the visual dominance of the proposed project exceeds that which is considered acceptable for the sensitivity level of the project as indicated in the Table below.

<b>Sensitivity</b>	<b>Visual Dominance</b>			
	<i>Dominant</i>	<i>Co-Dominant</i>	<i>Subordinate</i>	<i>Inevident</i>
<i>Maximum</i>	Significant	Significant	Significant	Less than Significant
<i>High</i>	Significant	Significant	Less than Significant	Less than Significant
<i>Moderate</i>	Significant	Less than Significant	Less than Significant	Less than Significant
<i>Low</i>	Less than Significant	Less than Significant	Less than Significant	Less than Significant

## **VISUAL ANALYSIS APPLIED TO AT&T SITE “CCL06387 SANTA ROSA AVE. & HWY 101”**

### **Determine Viewpoints and Environmental Settings**

Several roads in the surrounding area were driven in the vicinity of the project to determine at which spots the tower would be visible to the general public. The public viewpoint from which the proposed monopine will be most visible is along the Hwy 101/Santa Rosa Ave. It will be partially screened by the existing trees and existing billboard. The pole will be about 85 feet from Hwy 101/Santa Rosa Ave.

### **Photographs and Photo Simulations to Illustrate Visual Impacts**

Photographs were taken from the nearest offsite public vantage points. These appear below with photo simulations of the proposed monopine. The views include:

***Viewpoint 1:*** View from Santa Rosa Avenue looking southeast at the site.

***Viewpoint 2:*** View from Roberts Lake Road looking north at the site.

***Viewpoint 3:*** View from Millbrae Avenue looking northeast at the site.





**Viewpoint 1:** View from Santa Rosa Avenue looking southeast at the site.



- Sensitivity:* High
- Visual Impact Significance:* Subordinate
- Dominance:* Less than Significant
- Mitigation:* The monopine does not stand out from the other trees in the area in height, color, or form.

**Discussion:**

The photo simulation depicts the view of the proposed facility of the view looking southeast at the site from Hwy 101/Santa Rosa Ave., approaching the area. The monopine is visible from the road and appears to be a tall tree in a stand of similar trees. The power lines along the roadway are the main visual component in this view.

**Viewpoint 2: View from Roberts Lake Road looking north at the site.**



- Sensitivity:* Moderate
- Visual Impact Significance:* Codominant
- Dominance:* Less than Significant
- Mitigation:* The color and shape of the monopine is designed to appear to be a tree. The height as viewed from the road is similar to that of nearby trees. The antennas are not visible due to the faux pine branches, needles, and needle socks.

**Discussion:**

The photo simulation depicts the view of the proposed facility looking north from Corona Road at Matsumoto Road. The monopine is colored to appear to be a native tree and appears to be of a similar height to existing trees when viewed from the road. The equipment area is mostly hidden from public view from this vantage point by existing low-lying vegetation.

**Viewpoint 3:** View from Millbrae Avenue looking northeast at the site.



- Sensitivity:* Moderate
- Visual Impact Significance:* Subordinate
- Dominance:* Less than Significant
- Mitigation:* The monopine does not stand out from the other trees in the area in height, color, or form.

**Discussion:**

The photo simulation depicts the view of the proposed facility looking northeast from Millbrae Avenue. The monopine design blends with the character of existing trees on the subject and nearby parcels and appears to be of a similar height to or shorter than trees when viewed from the road. The equipment area will be invisible from public view from this vantage point, existing buildings on the subject parcel.









**Lease Area Descriptions**

All that certain lease area being a portion of that certain parcel of land as delineated on the plat filed in Book 649 of Surveys, Page 1, Sonoma County California Records, being more particularly described as follows:

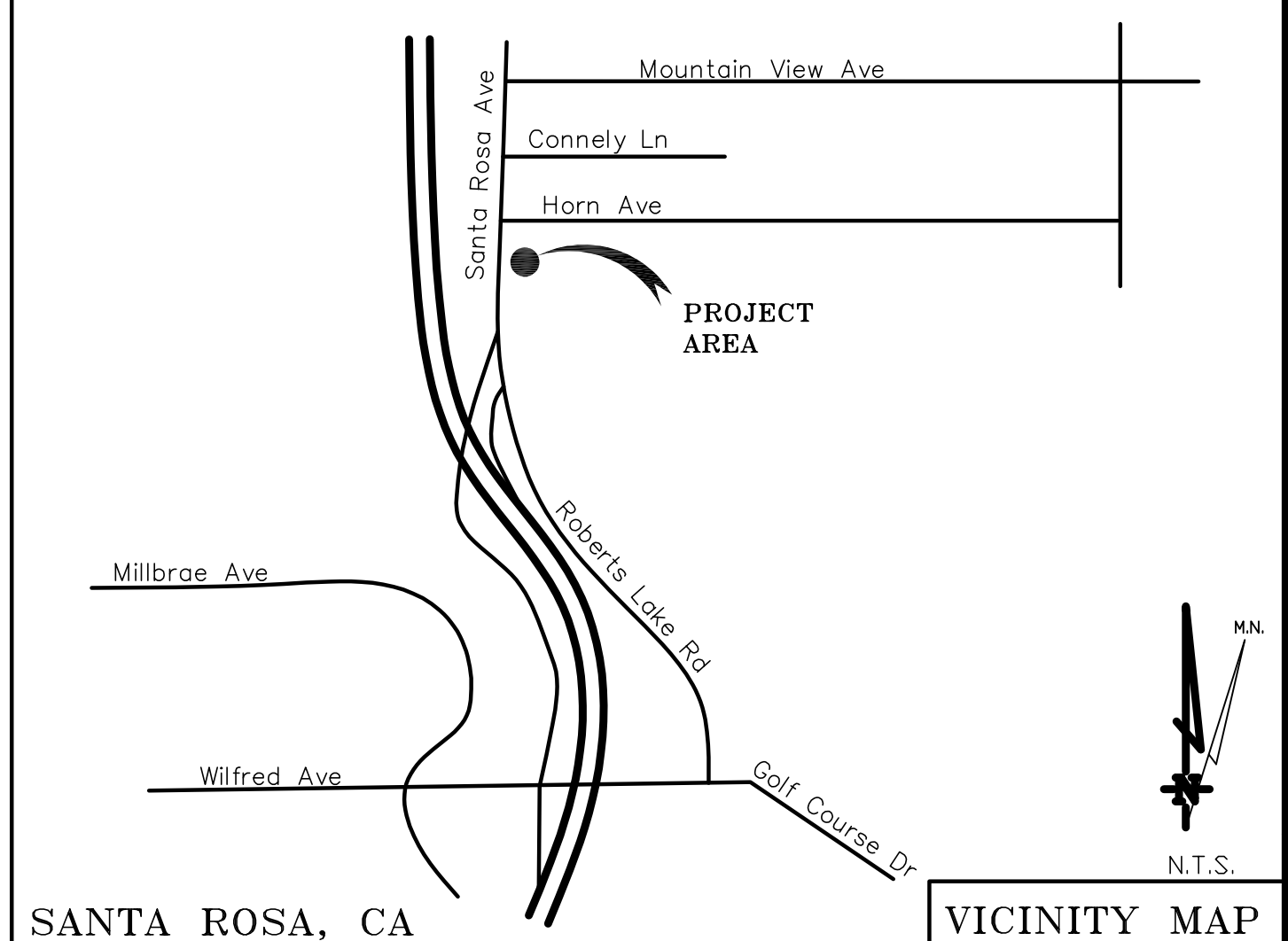
Commencing at the Northwest corner of the aforementioned parcel of land; thence along the North boundary thereof South 89°54'58" East 85.92 feet; thence leaving said North boundary South 00°05'02" West 28.60 feet to the True Point of Beginning; thence from said point of beginning South 87°15'31" East 40.00 feet; thence South 02°44'29" West 40.00 feet; thence North 87°15'31" West 40.00 feet; thence North 02°44'29" East 40.00 feet to the Point of Beginning.

Together with easements for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at a point on the West boundary of the above described lease area which bears South 02°44'29" West 20.00 feet from the Northwest corner thereof; thence from said point of beginning North 76°28'19" West 87.30 feet more or less to the public right of way.

Also together with an easement for utility purposes over and across the Westerly 6.0 feet of the aforementioned parcel of land.

DATE OF SURVEY: 08-06-19  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803  
 LOCATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.78' FROM ELEVATIONS SHOWN.  
 FEMA FIRM: FLOOD ZONE X PER FIRM 06097C0877E, DATED 12-02-2008.  
 CONTOUR INTERVAL: N.A.  
 ASSESSOR'S PARCEL NUMBER: 045-041-034  
 LANDLORD(S): SANTA ROSA HORN INVESTORS LLC  
 422 LARKFIELD CTR. #102  
 SANTA ROSA, CA 95403

Project Name: CCL06387 Santa Rosa & Hwy. 101  
 Project Site Location: 4515 Santa Rosa Avenue  
 Santa Rosa, CA 95407  
 Sonoma County  
 Date of Observation: 09-06-19  
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Geo XT post processed with Pathfinder Office software.  
 Type of Antenna Mount: Proposed Monopine  
 Coordinates  
 Latitude: N 38°22'18.97" (NAD83) N 38°22'19.28" (NAD27)  
 Longitude: W 122°42'46.36" (NAD83) W 122°42'42.41" (NAD27)  
 Latitude: N 38.371936° (NAD83) N 38.372022° (NAD27)  
 Longitude: W 122.712878° (NAD83) W 122.711781° (NAD27)  
 ELEVATION of Ground at Structure (NAVD88) 99.0' AMSL



**SANTA ROSA, CA** **VICINITY MAP**

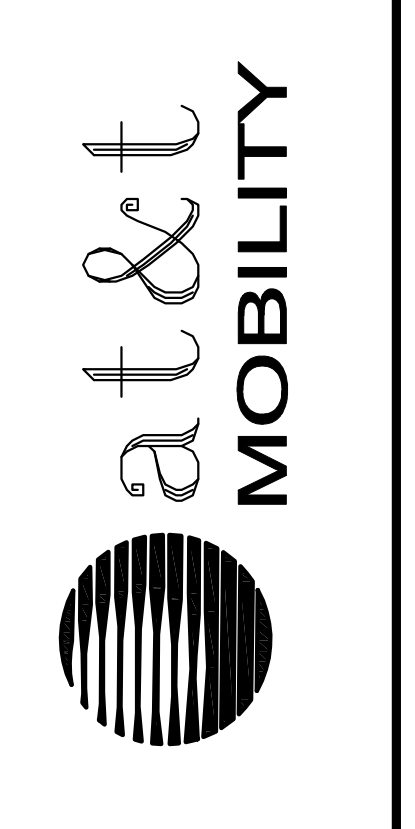
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

**GEIL ENGINEERING**  
 ENGINEERING • SURVEYING • PLANNING  
 1226 HIGH STREET  
 AUBURN, CALIFORNIA 96905  
 Phone: (530) 825-1426  
 Fax: (530) 825-1400

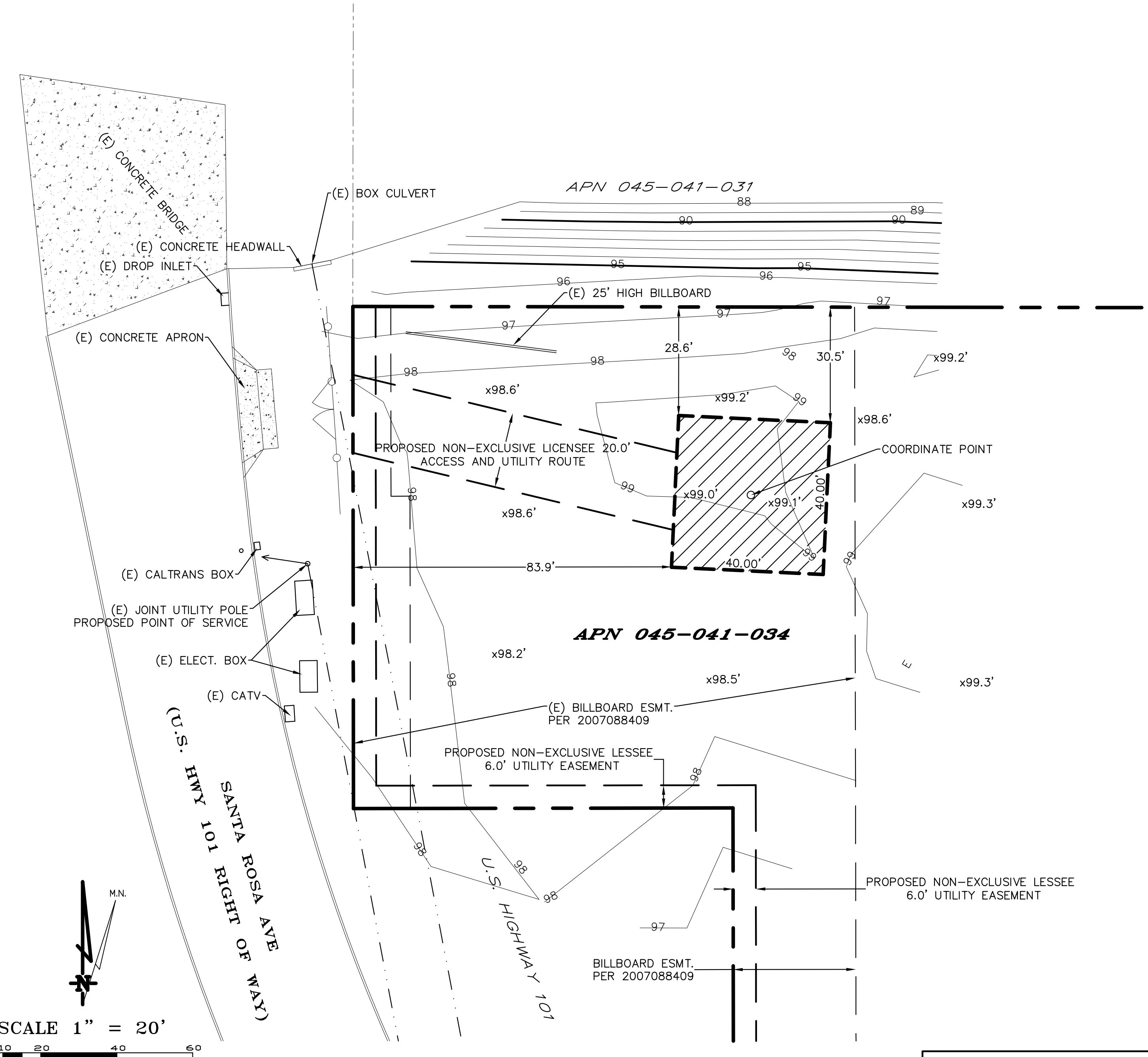
Surveyor



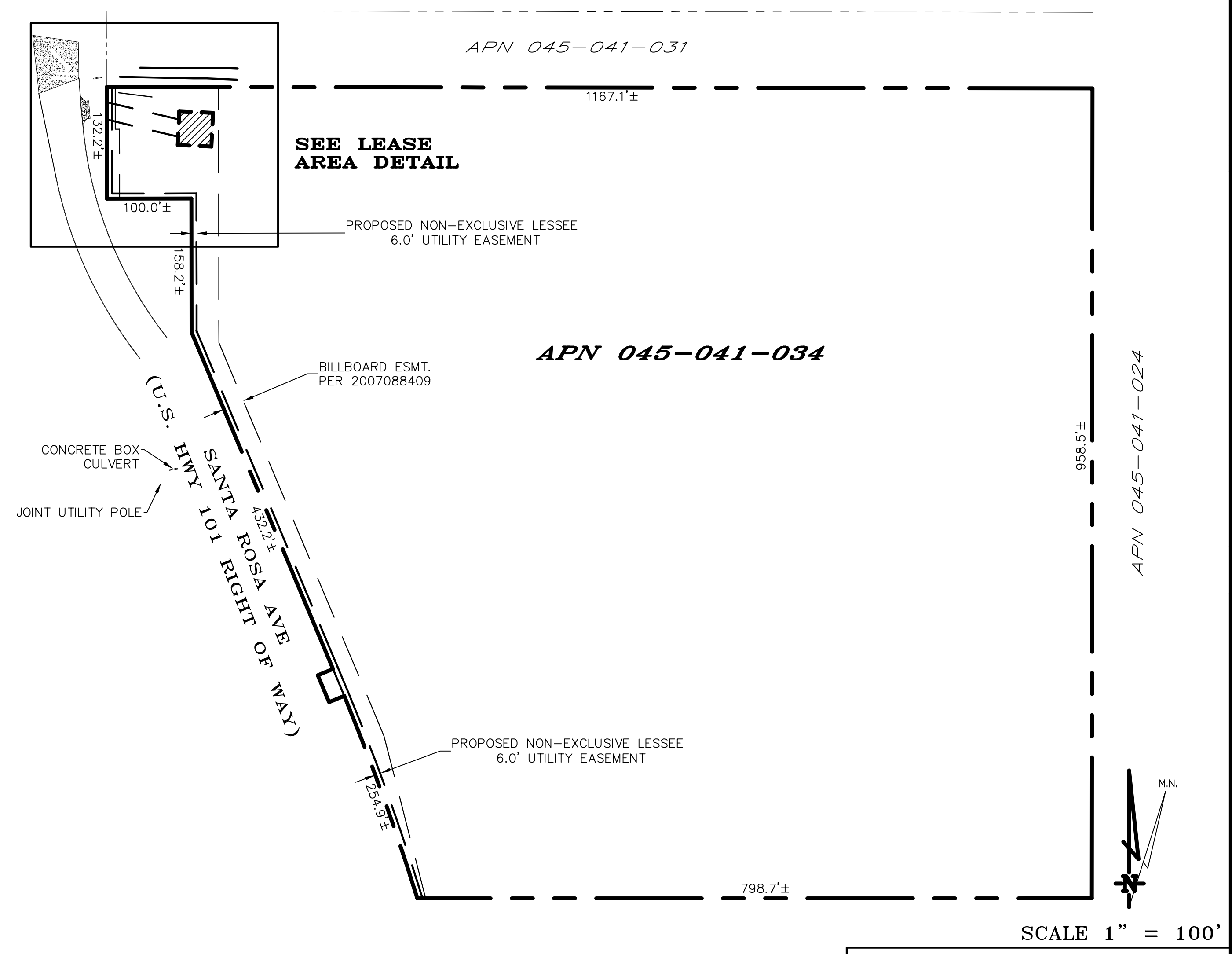
**CCL06387 Santa Rosa & Highway 101**  
 4515 Santa Rosa Ave.  
 Santa Rosa, CA 95407  
**PLOT PLAN AND SITE TOPOGRAPHY**

REVISIONS	DATE	DESCRIPTION
09-11-19		Preliminary Drawing

Sheet **C-1**



**LEASE AREA DETAIL**



**OVERALL PROJECT AREA**













Issued For:  
**CCL06387**  
 SANTA ROSA AVE &  
 HWY 101 - SANTA  
 ROSA HORN  
 INVESTORS  
 4515 SANTA ROSA AVENUE  
 SANTA ROSA, CA 95407



Vendor:

**COMPLETE**  
 Wireless Consulting, Inc.

AT&T SITE NO: CCL06387  
 PROJECT NO: 162.2573  
 DRAWN BY: TLS  
 CHECKED BY: SV

REV	DATE	DESCRIPTION
09/15/20	100% ZD REV 1	
10/31/19	100% ZD	
09/20/19	90% ZD	

Licensee:

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

Architect:

**MST ARCHITECTS**  
 1520 River Park Drive  
 Sacramento, California 95815

SHEET TITLE:  
**ANTENNA PLAN,  
 SCHEDULE, &  
 DETAILS**

SHEET NUMBER:  
**A-3**

RF SCHEDULE											
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	TMA	FIBER LENGTH	COAX LENGTH	JUMPER TYPE	RRU NO.	DC FEEDS	
A L P H A	A1	NNH4-65B-R6	30°	± 82'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(2)	(4)
	A2	NNH4-65B-R6	30°	± 82'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 100'-0"	-	LDF4	(2)	(2)
	A3	NNH4-65B-R6	30°	± 82'-0"	(1) RRUS-E2 B29 / (1) 4415 B30	-	± 100'-0"	-	LDF4	(2)	(2)
	A4	-	-	-	-	-	-	-	-	-	-
B E T A	B1	NNH4-65B-R6	275°	± 82'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(2)	(4)
	B2	NNH4-65B-R6	275°	± 82'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 100'-0"	-	LDF4	(2)	(2)
	B3	NNH4-65B-R6	275°	± 82'-0"	(1) RRUS-E2 B29 / (1) 4415 B30	-	± 100'-0"	-	LDF4	(2)	(2)
	B4	-	-	-	-	-	-	-	-	-	-
G A M M A	C1	NNH4-65B-R6	150°	± 82'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(2)	(4)
	C2	NNH4-65B-R6	150°	± 82'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 100'-0"	-	LDF4	(2)	(2)
	C3	NNH4-65B-R6	150°	± 82'-0"	(1) RRUS-E2 B29 / (1) 4415 B30	-	± 100'-0"	-	LDF4	(2)	(2)
	C4	-	-	-	-	-	-	-	-	-	-
									TOTAL	(24)	

RF DATA REVISED PER REDLINES DATED 09/22/2020 NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA

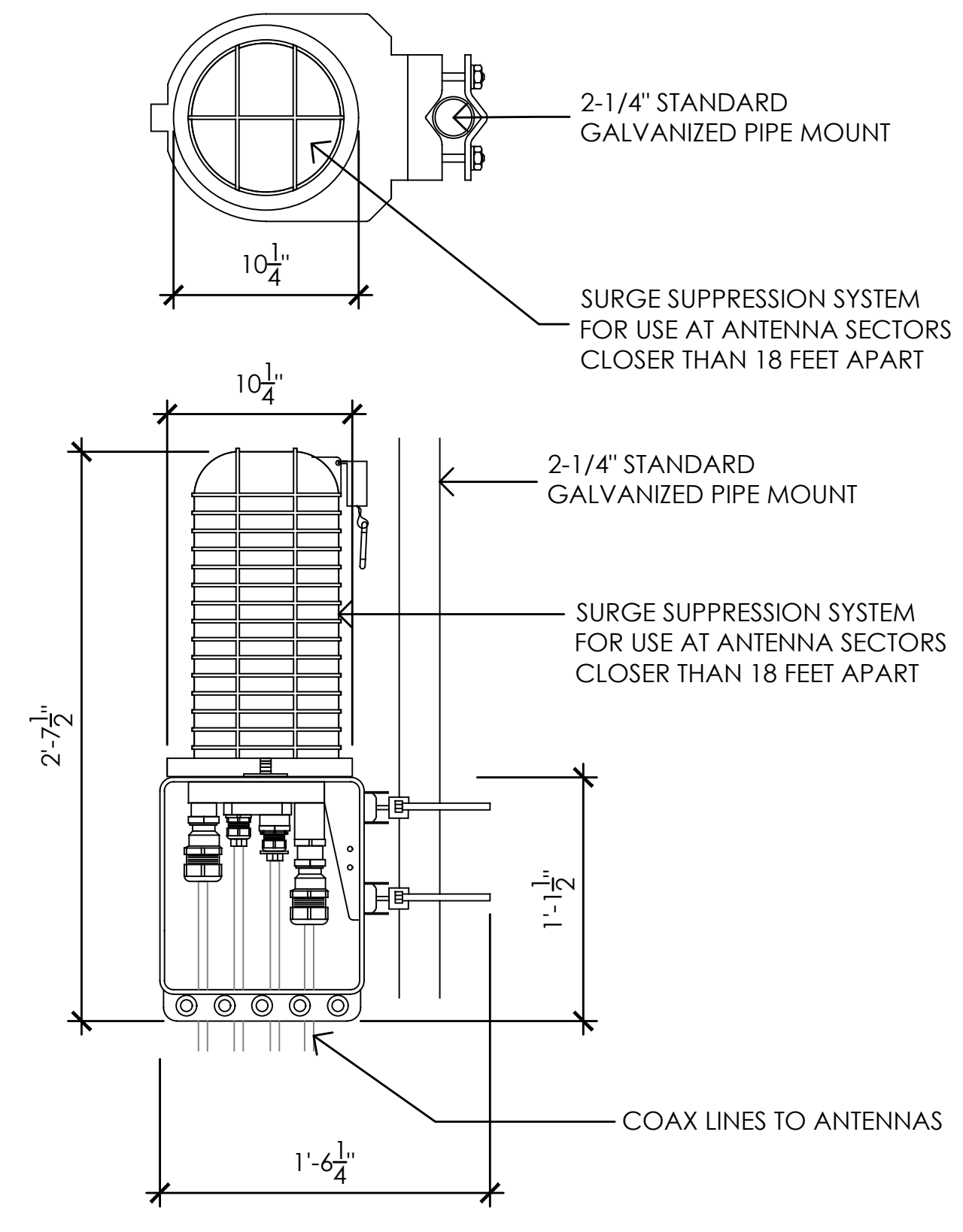
2 RF SCHEDULE  
 NO SCALE

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

6 NOT USED  
 NO SCALE

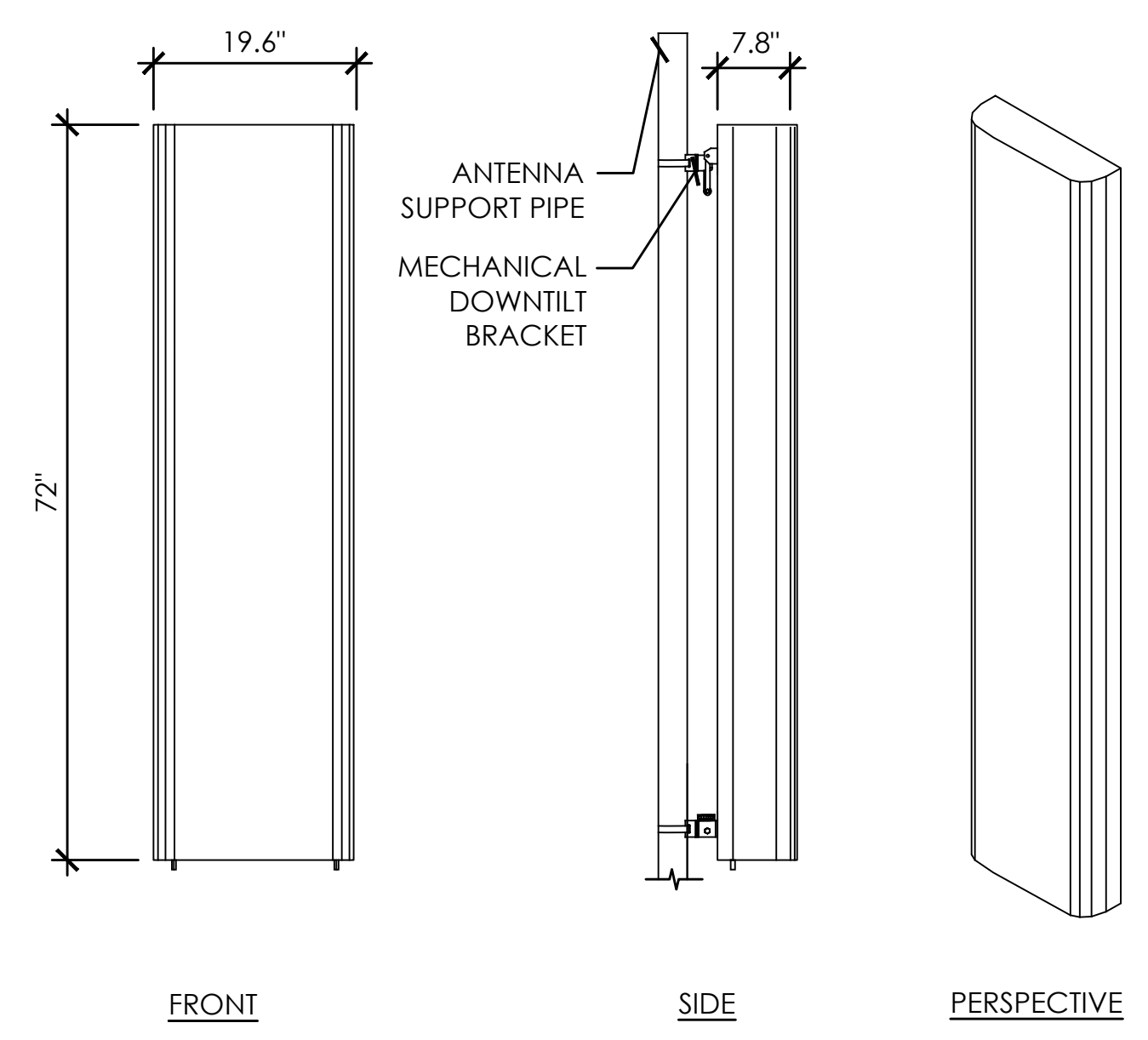
4 NOT USED  
 NO SCALE

RAYCAP DC9-48-60-24-8C-EV SURGE SUPPRESSION SOLUTION  
 COLOR: BLACK/SILVER  
 DIMENSIONS: 10.25" DIA X 2'-7.5" TALL W/ 1'-1.5" BASE  
 WEIGHT: 26.2 LBS.±



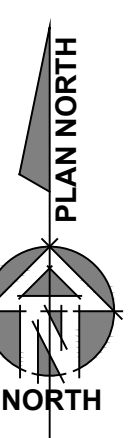
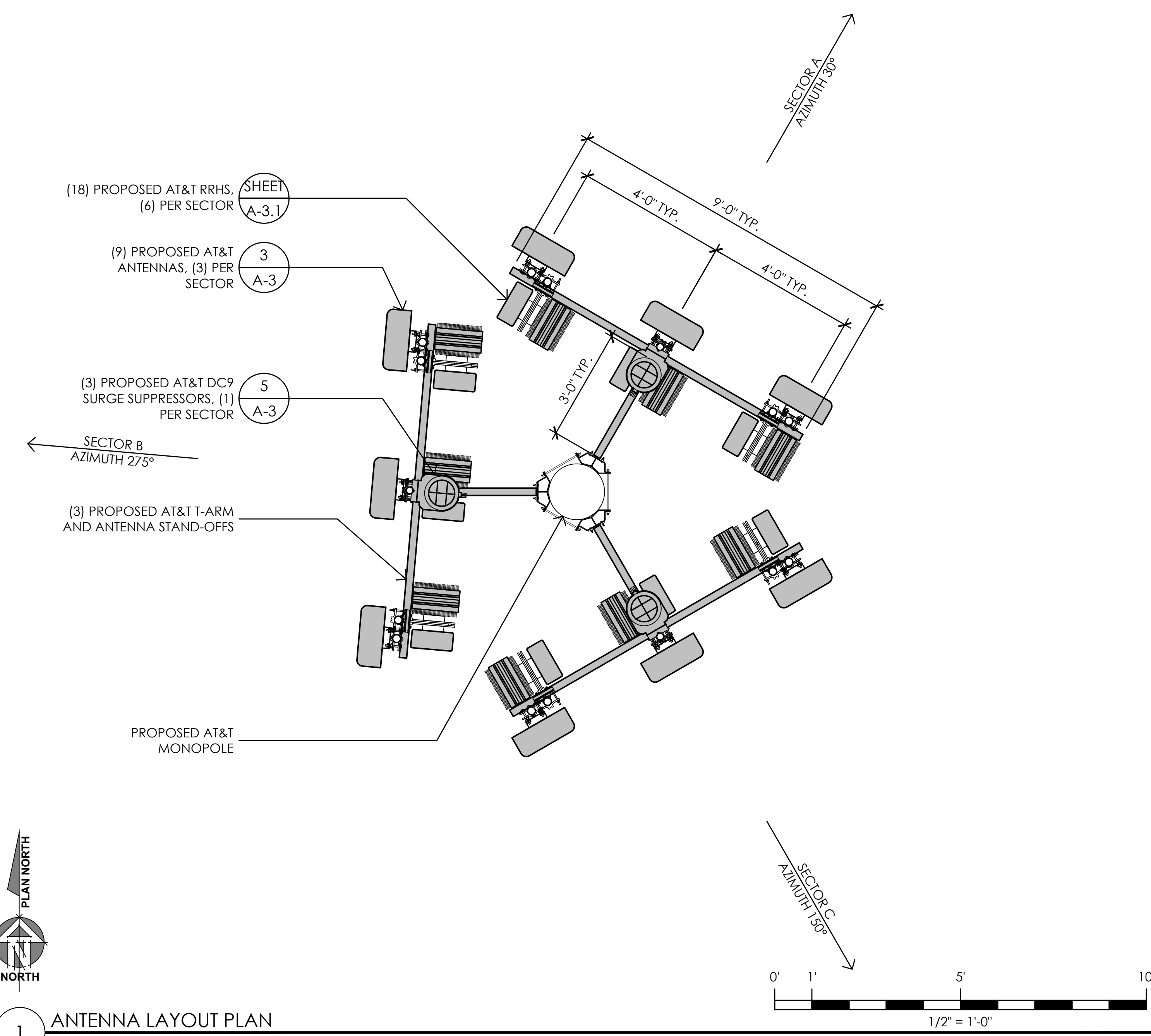
5 DC SURGE SUPPRESSION (SQUID)  
 1-1/2" = 1'-0"

EQUIPMENT SUBJECT TO CHANGE



ANTENNA = COMMSCOPE (NNH4-65B-R6)  
 WEIGHT = 89.7 LBS  
 DIMENSIONS = 72.0" (H) x 19.6" (W) x 7.8" (D)

3 PROPOSED ANTENNA SPEC  
 3/4" = 1'-0"



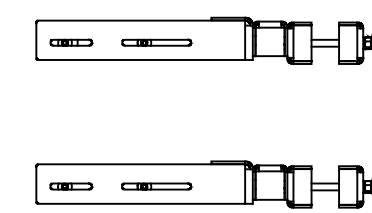
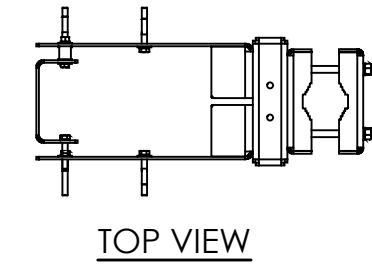
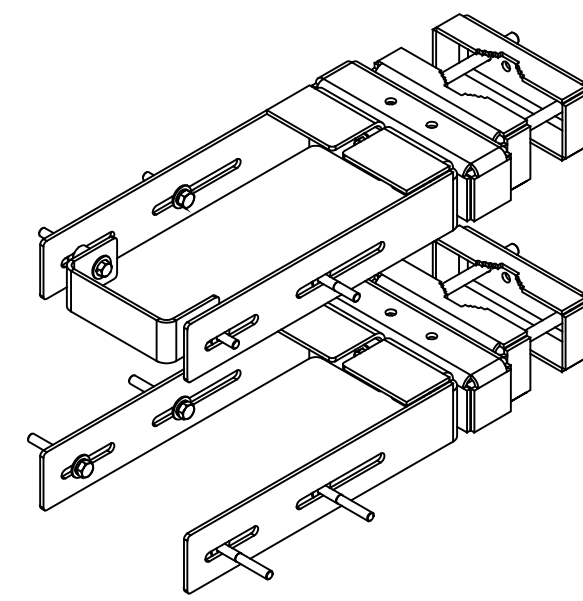
1 ANTENNA LAYOUT PLAN  
 1/2" = 1'-0"

**SPECIFICATIONS:**

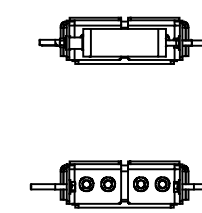
MATERIAL: HOT-DIPPED GALVANIZED STEEL

DIMENSIONS:  
HEIGHT: 13.4 IN.  
WIDTH: 8.4 IN.  
LENGTH: 18.2 IN.

WEIGHT: 39 LBS± (INCLUDING MOUNTING HARDWARE)



FRONT VIEW



SIDE VIEW

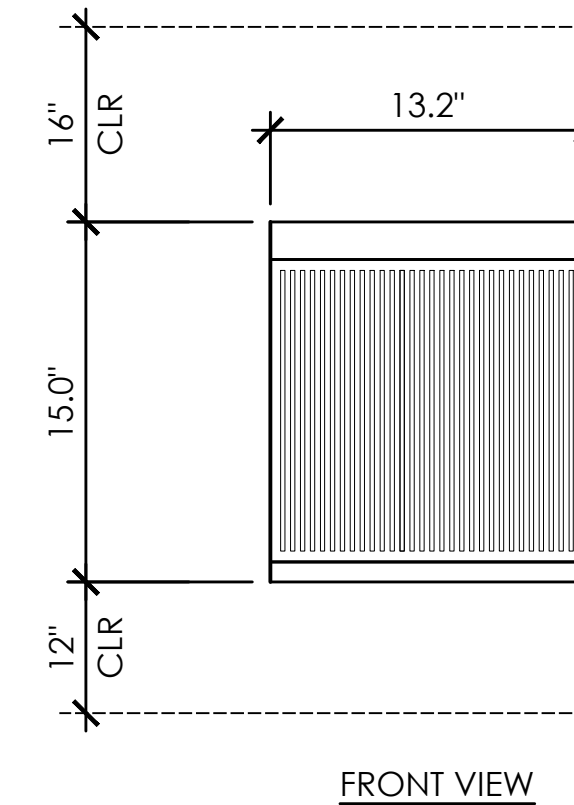
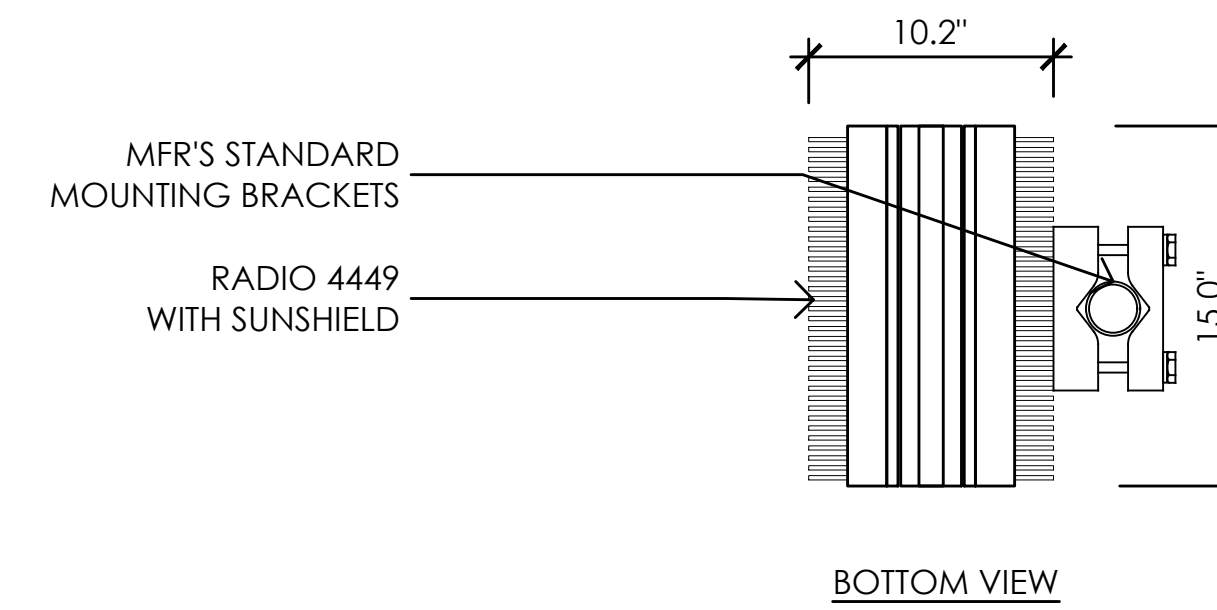
**6 BACK TO BACK RRH MOUNTING** (COMMSCOPE PART#: RR-B2B-AR)  
1-1/2" = 1'-0"

**ERICSSON RADIO 8843 B2/B66A REMOTE RADIO UNIT**

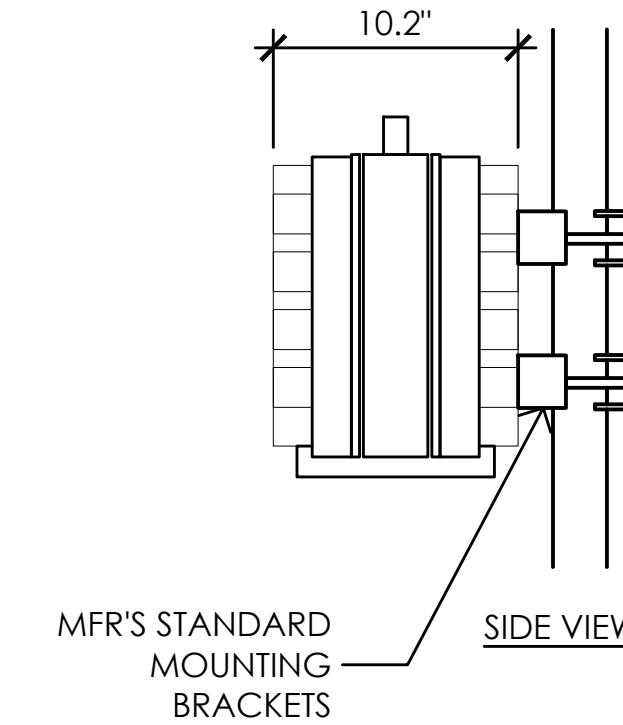
COLOR: WHITE

DIMENSIONS: 15" TALL X 13.2" WIDE X 10.2" DEEP (INCLUDING SUNSHIELD)

WEIGHT: 75 LBS± (INCLUDING MOUNTING HARDWARE)



FRONT VIEW



SIDE VIEW

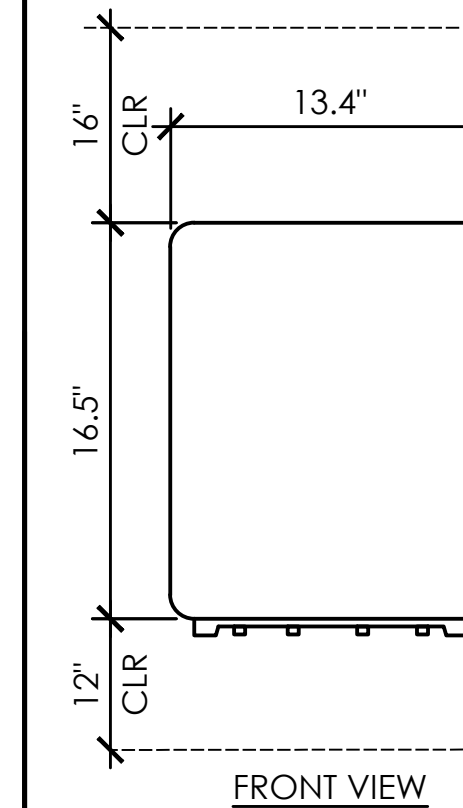
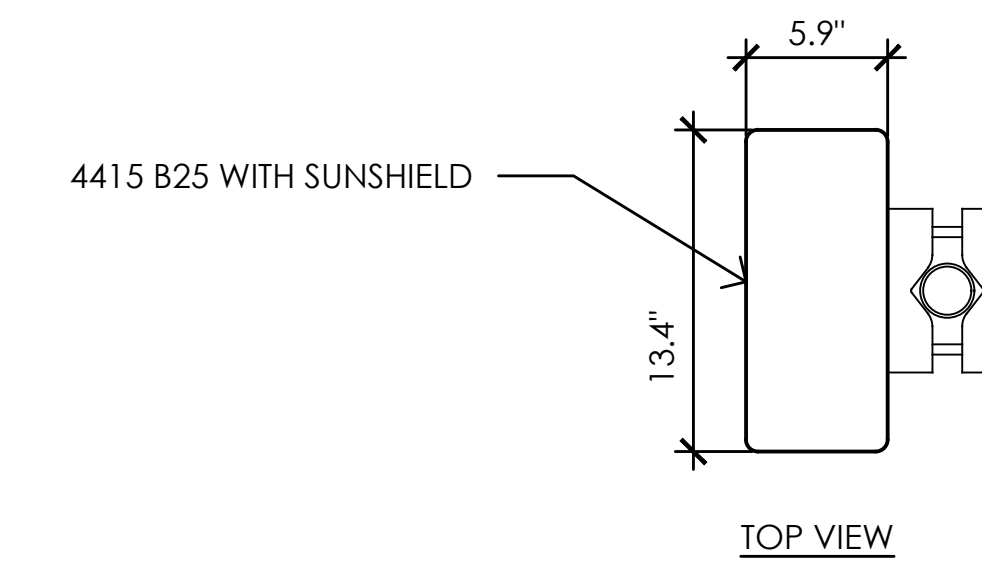
**4 ERICSSON RADIO 8843 B2/B66A REMOTE RADIO UNIT**  
1-1/2" = 1'-0"

**ERICSSON RADIO 4415 B25 REMOTE RADIO UNIT**

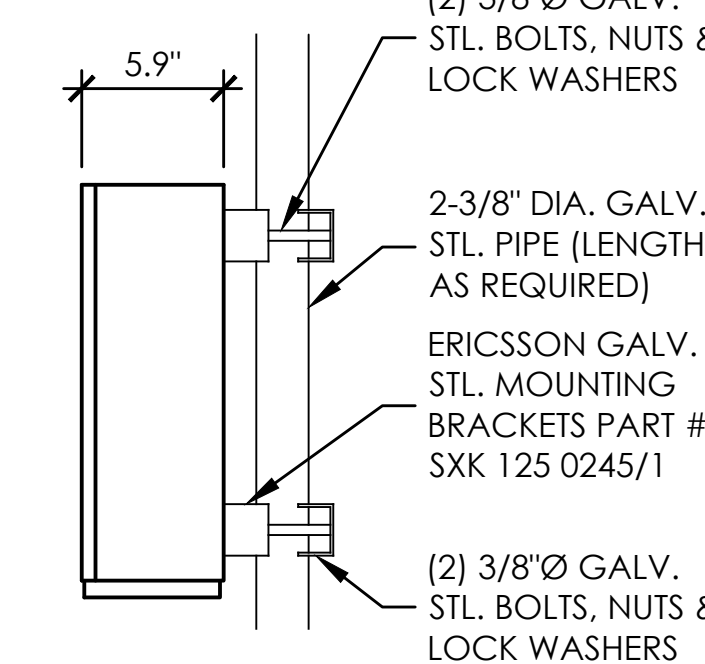
COLOR: WHITE

DIMENSIONS: 16.5" TALL X 13.4" WIDE X 5.9" DEEP (INCLUDING SUNSHIELD)

WEIGHT: 46 LBS.± (INCLUDING MOUNTING HARDWARE)



FRONT VIEW



SIDE VIEW

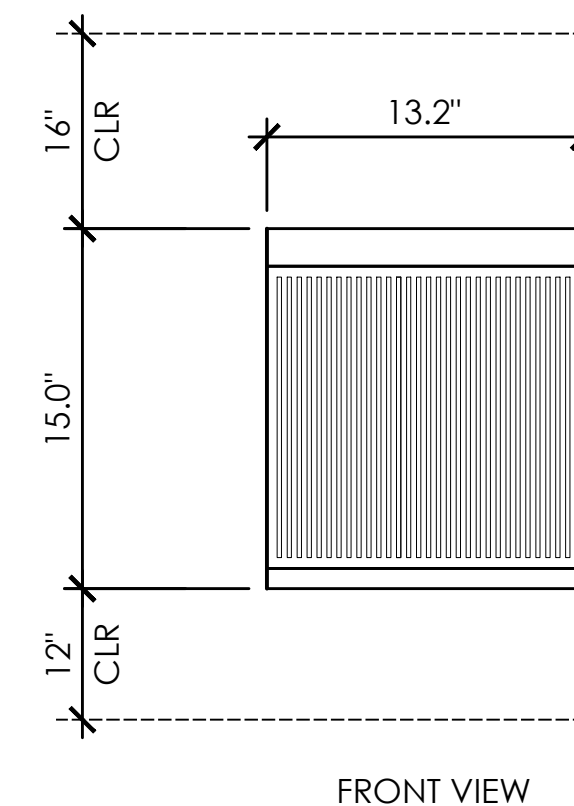
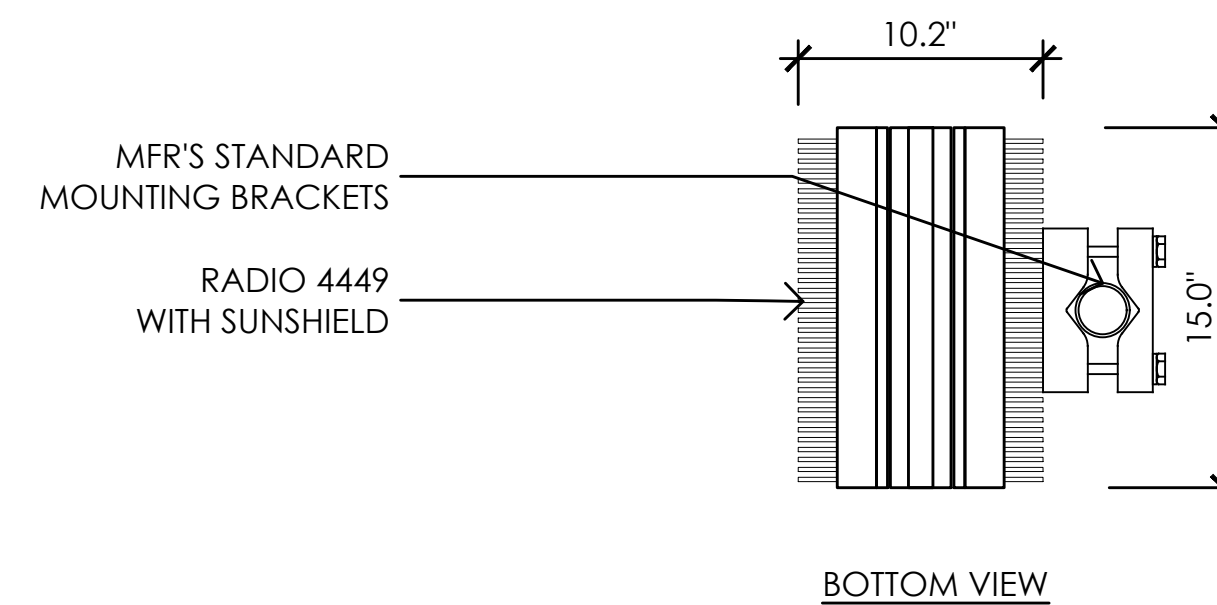
**2 ERICSSON RADIO 4415 B25/B30 REMOTE RADIO UNIT**  
1-1/2" = 1'-0"

**ERICSSON RADIO 4449 B5/B12 REMOTE RADIO UNIT**

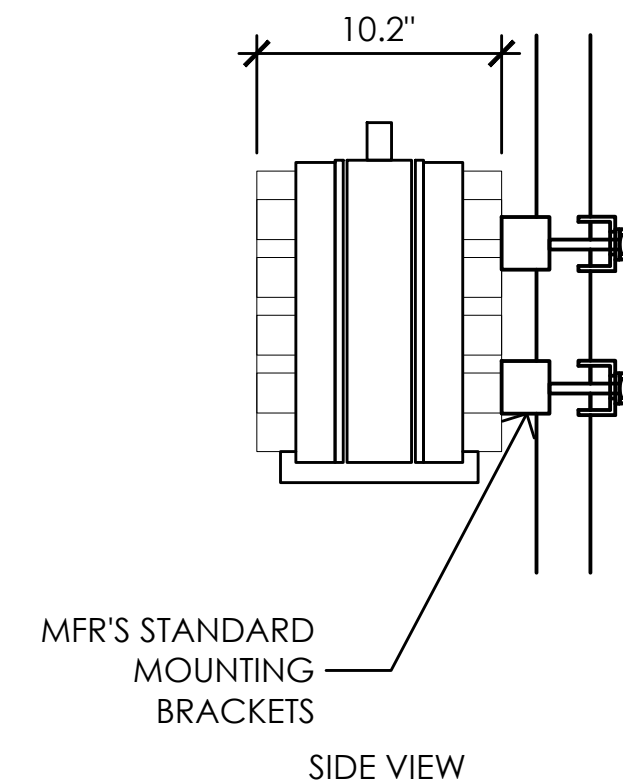
COLOR: WHITE

DIMENSIONS: 15" TALL X 13.2" WIDE X 10.2" DEEP (INCLUDING SUNSHIELD)

WEIGHT: 75 LBS± (INCLUDING MOUNTING HARDWARE)



FRONT VIEW



SIDE VIEW

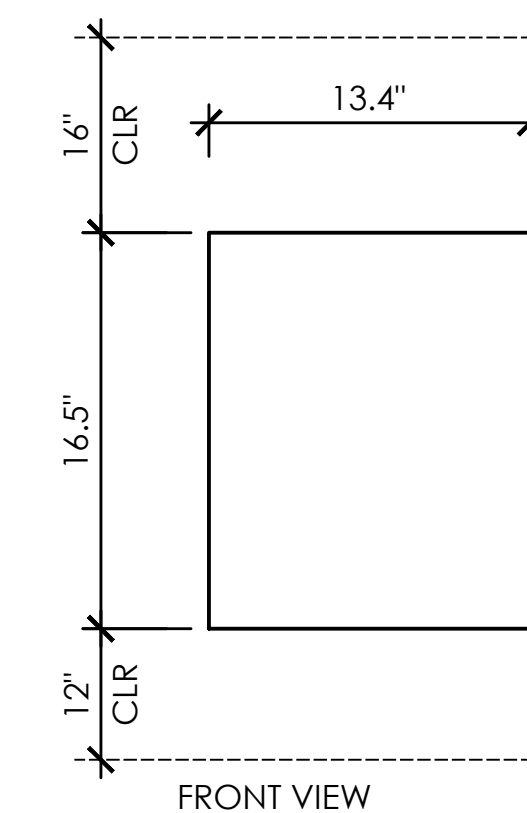
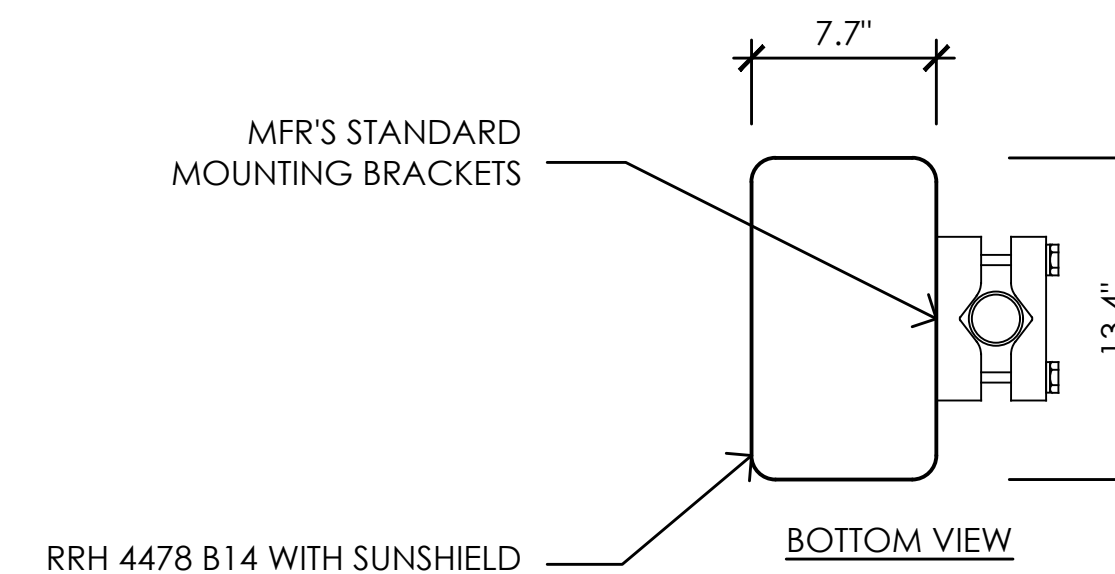
**5 ERICSSON RADIO 4449 B5/B12 REMOTE RADIO UNIT**  
1-1/2" = 1'-0"

**ERICSSON RRH 4478 B14 REMOTE RADIO UNIT**

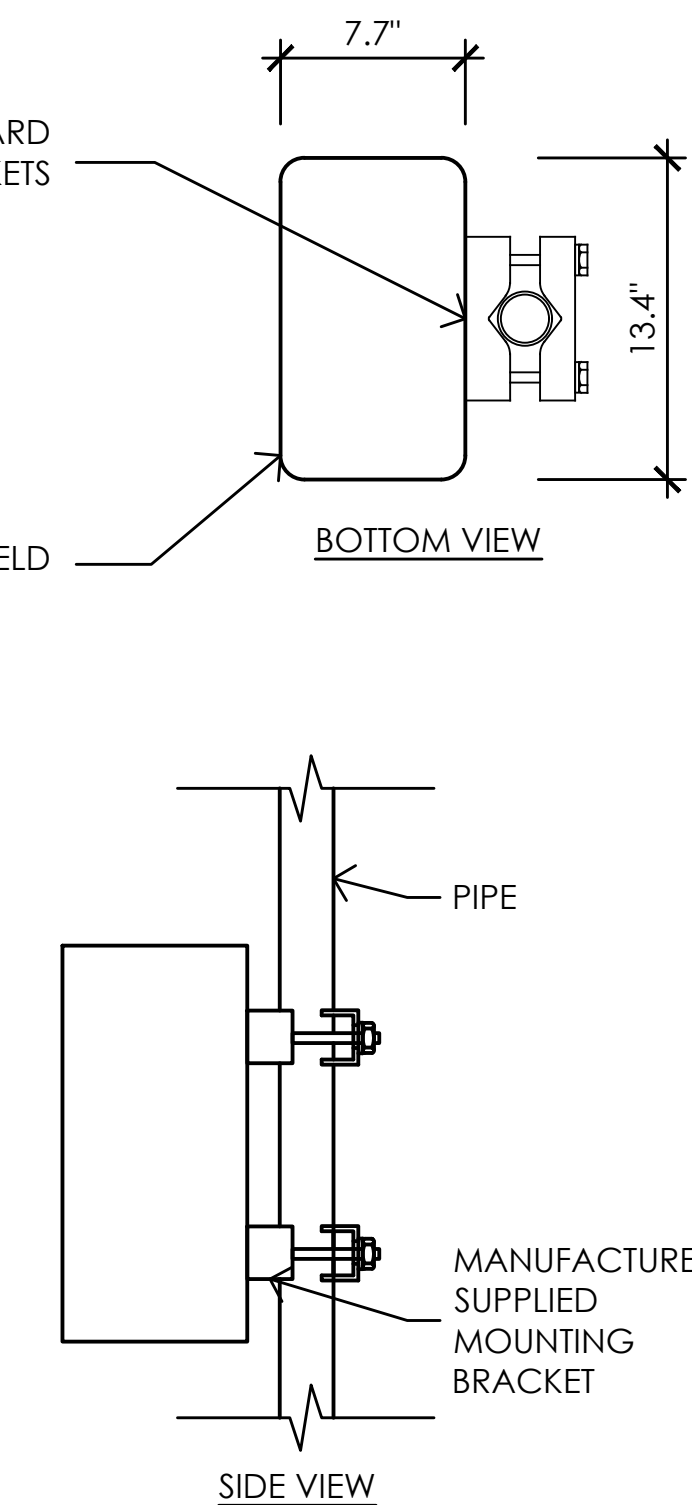
COLOR: WHITE

DIMENSIONS: 16.5" TALL X 13.4" WIDE X 7.7" DEEP (INCLUDING SUNSHIELD)

WEIGHT: +/- 59.9 LBS. (INCLUDING MOUNTING HARDWARE)



FRONT VIEW



SIDE VIEW

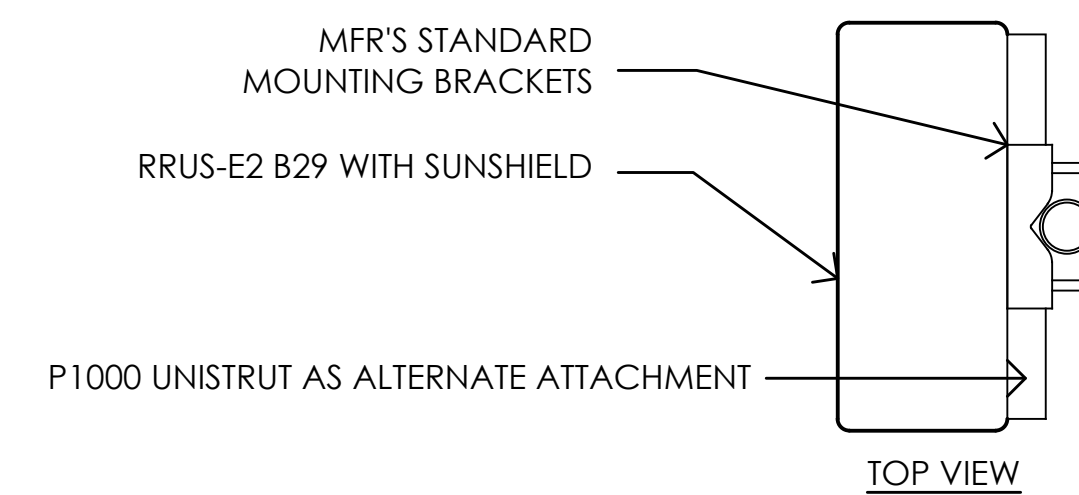
**3 ERICSSON RADIO 4478 B14 REMOTE RADIO UNIT**  
1-1/2" = 1'-0"

**ERICSSON RRUS-E2 B29 REMOTE RADIO UNIT**

COLOR: WHITE

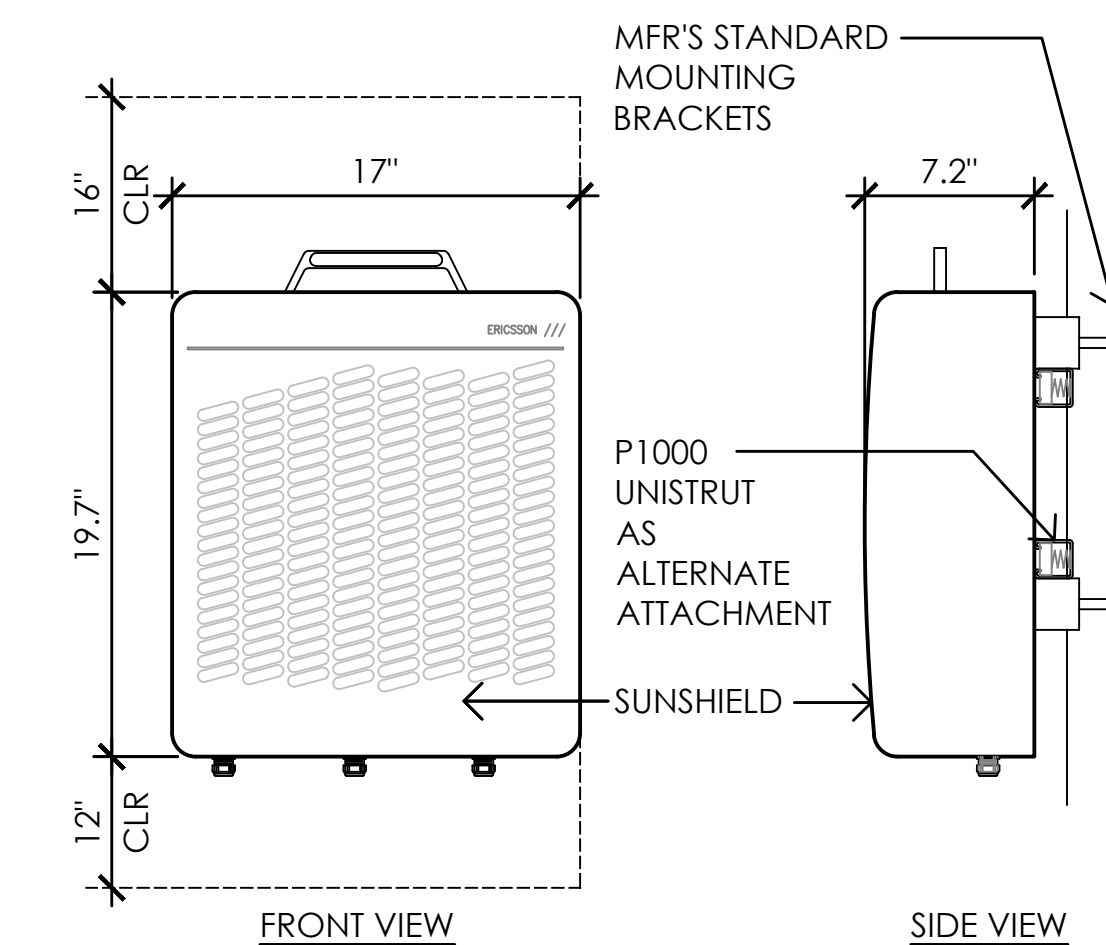
DIMENSIONS: 19.7" TALL X 17" WIDE X 7.2" DEEP (INCLUDING SUNSHIELD)

WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



P1000 UNISTRUT AS ALTERNATE ATTACHMENT

TOP VIEW

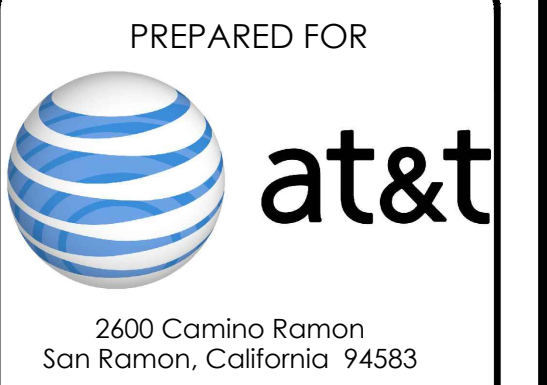


FRONT VIEW

SIDE VIEW

**1 ERICSSON RRUS-E2 B29 REMOTE RADIO UNIT**  
1-1/2" = 1'-0"

Issued For:  
**CCL06387**  
SANTA ROSA AVE &  
HWY 101 - SANTA  
ROSA HORN  
INVESTORS  
4515 SANTA ROSA AVENUE  
SANTA ROSA, CA 95407



Vendor:  
AT&T SITE NO: CCL06387  
PROJECT NO: 162.2573  
DRAWN BY: TLS  
CHECKED BY: SV

REV	DATE	DESCRIPTION
09/25/20	100% ZD	REV 2
09/15/20	100% ZD	REV 1
10/31/19	100% ZD	
09/20/19	90% ZD	

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

Architect:  
**MST ARCHITECTS**  
1520 River Park Drive  
Sacramento, California 95815

SHEET TITLE:  
**RRH DETAILS**

SHEET NUMBER:  
**A-3.1**

















**Lease Area Descriptions**

All that certain lease area being a portion of that certain parcel of land as delineated on the plat filed in Book 649 of Surveys, Page 1, Sonoma County California Records, being more particularly described as follows:

Commencing at the Northwest corner of the aforementioned parcel of land; thence along the North boundary thereof South 89°54'58" East 85.92 feet; thence leaving said North boundary South 00°05'02" West 28.60 feet to the True Point of Beginning; thence from said point of beginning South 87°15'31" East 40.00 feet; thence South 02°44'29" West 40.00 feet; thence North 87°15'31" West 40.00 feet; thence North 02°44'29" East 40.00 feet to the Point of Beginning.

Together with easements for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at a point on the West boundary of the above described lease area which bears South 02°44'29" West 20.00 feet from the Northwest corner thereof; thence from said point of beginning North 76°28'19" West 87.30 feet more or less to the public right of way.

Also together with an easement for utility purposes over and across the Westerly 6.0 feet of the aforementioned parcel of land.

DATE OF SURVEY: 08-06-19  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803  
 LOCATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.78' FROM ELEVATIONS SHOWN.  
 FEMA FIRM: FLOOD ZONE X PER FIRM 06097C0877E, DATED 12-02-2008.  
 CONTOUR INTERVAL: N.A.  
 ASSESSOR'S PARCEL NUMBER: 045-041-034  
 LANDLORD(S): SANTA ROSA HORN INVESTORS LLC  
 422 LARKFIELD CTR. #102  
 SANTA ROSA, CA 95403

Project Name: CCL06387 Santa Rosa & Hwy. 101  
 Project Site Location: 4515 Santa Rosa Avenue  
 Santa Rosa, CA 95407  
 Sonoma County

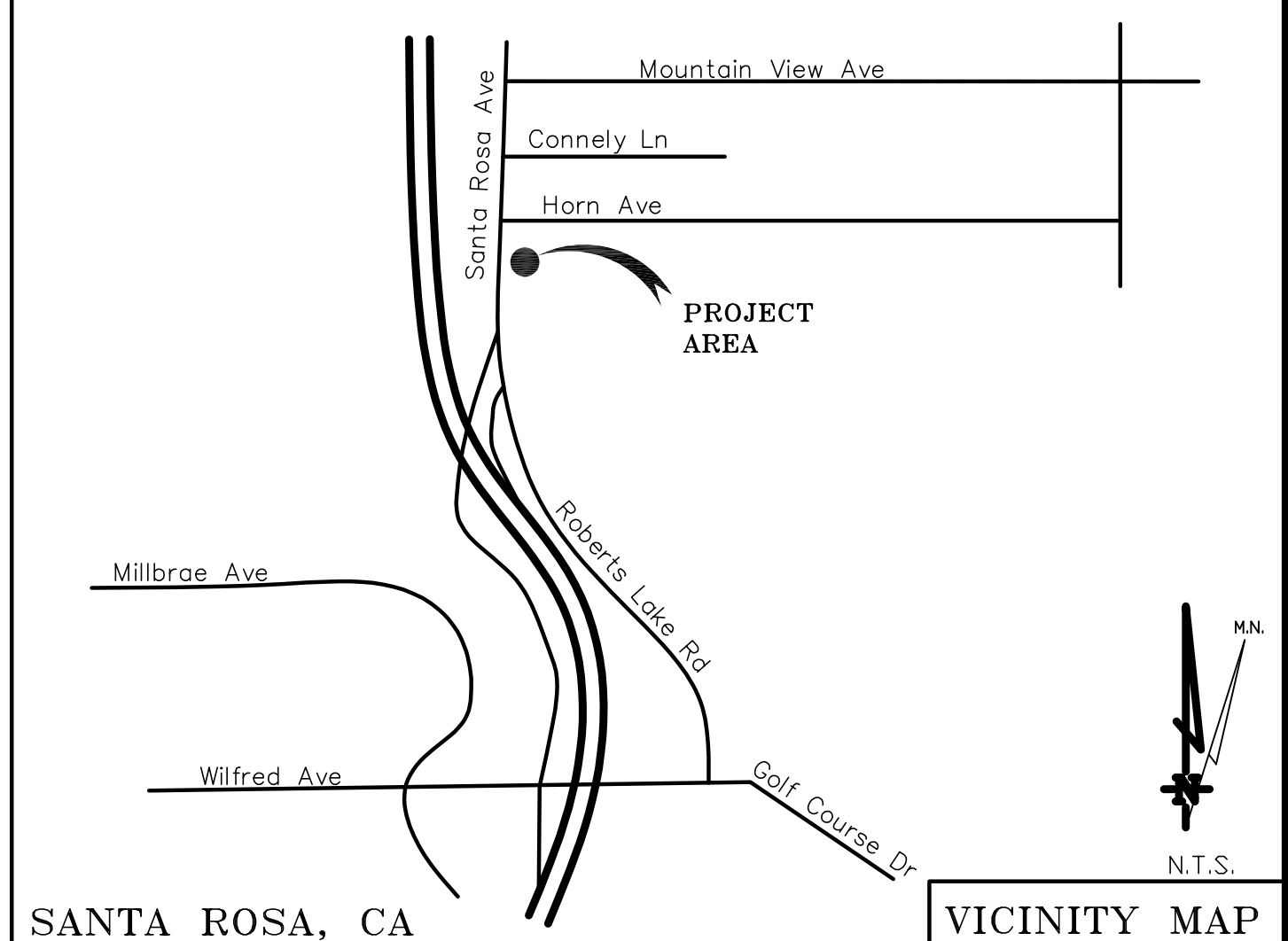
Date of Observation: 09-06-19

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Geo XT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

**Coordinates**

Latitude: N 38°22'18.97" (NAD83)      N 38°22'19.28" (NAD27)  
 Longitude: W 122°42'46.36" (NAD83)      W 122°42'42.41" (NAD27)  
 Latitude: N 38.371936° (NAD83)      N 38.372022° (NAD27)  
 Longitude: W 122.712878° (NAD83)      W 122.711781° (NAD27)  
 ELEVATION of Ground at Structure (NAVD88) 99.0' AMSL



SANTA ROSA, CA VICINITY MAP

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.  
 BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

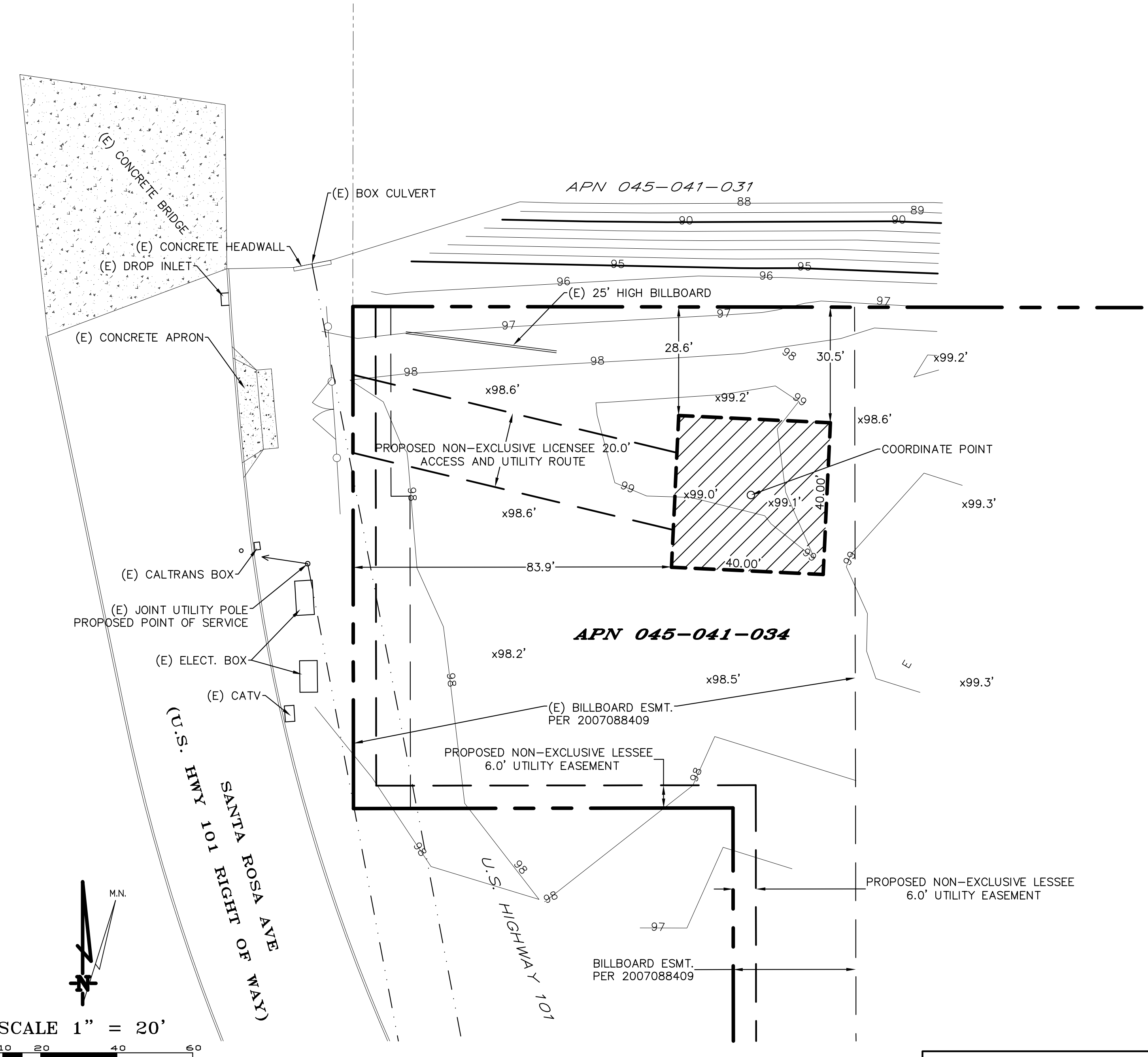
GEIL ENGINEERING  
 ENGINEERING • SURVEYING • PLANNING  
 1226 HIGH STREET  
 AUBURN, CALIFORNIA 96905  
 Phone: (530) 825-1426  
 Fax: (530) 825-1400

at&t  
 MOBILITY

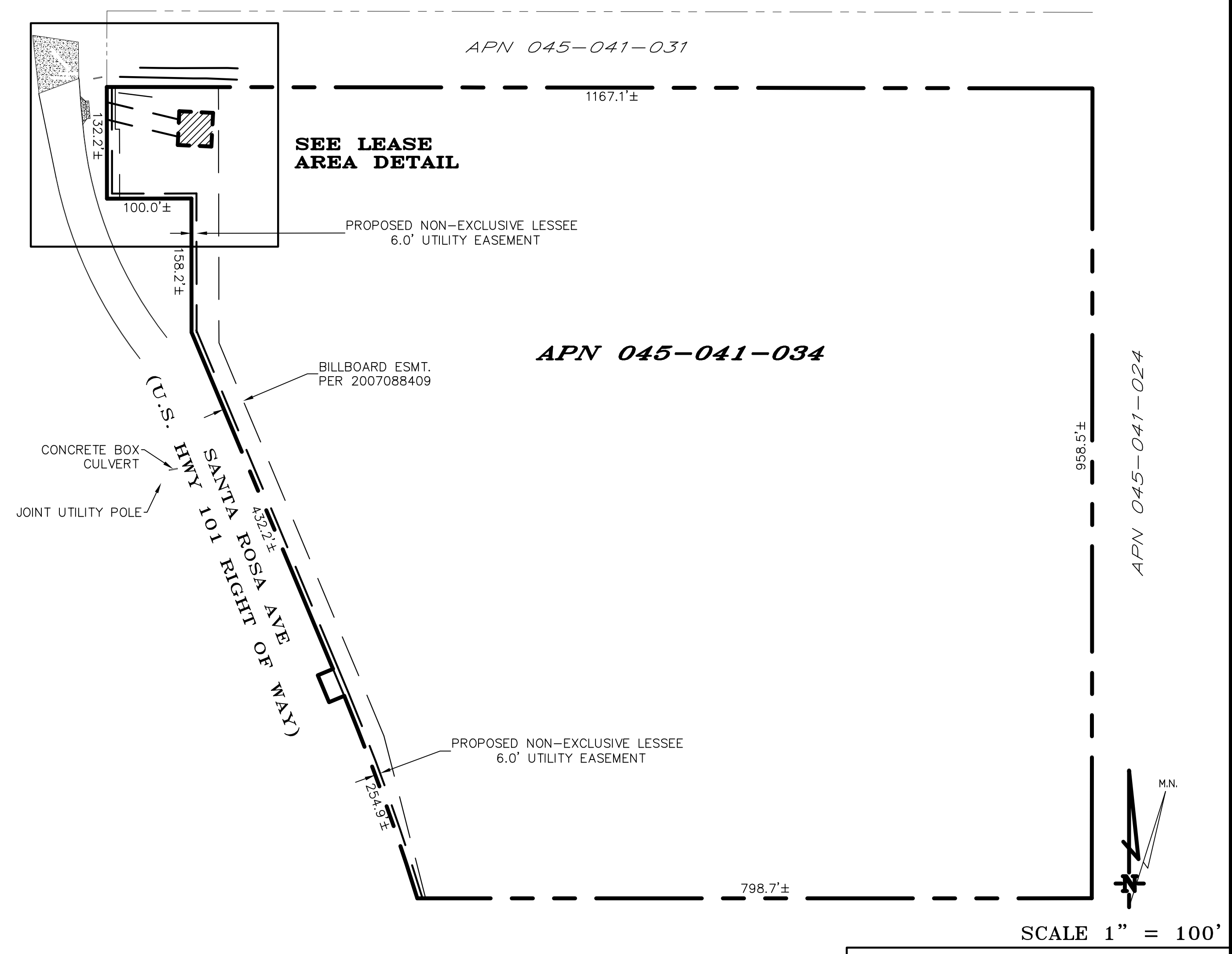
CCL06387 Santa Rosa & Highway 101  
 4515 Santa Rosa Ave.  
 Santa Rosa, CA 95407  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

REVISIONS	DATE	DESCRIPTION
09-11-19		Preliminary Drawing

Sheet	C-1
-------	-----



LEASE AREA DETAIL



OVERALL PROJECT AREA

**THIS IS NOT A SITE SURVEY**

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

**NOTES:**

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

APN:  
045-041-031

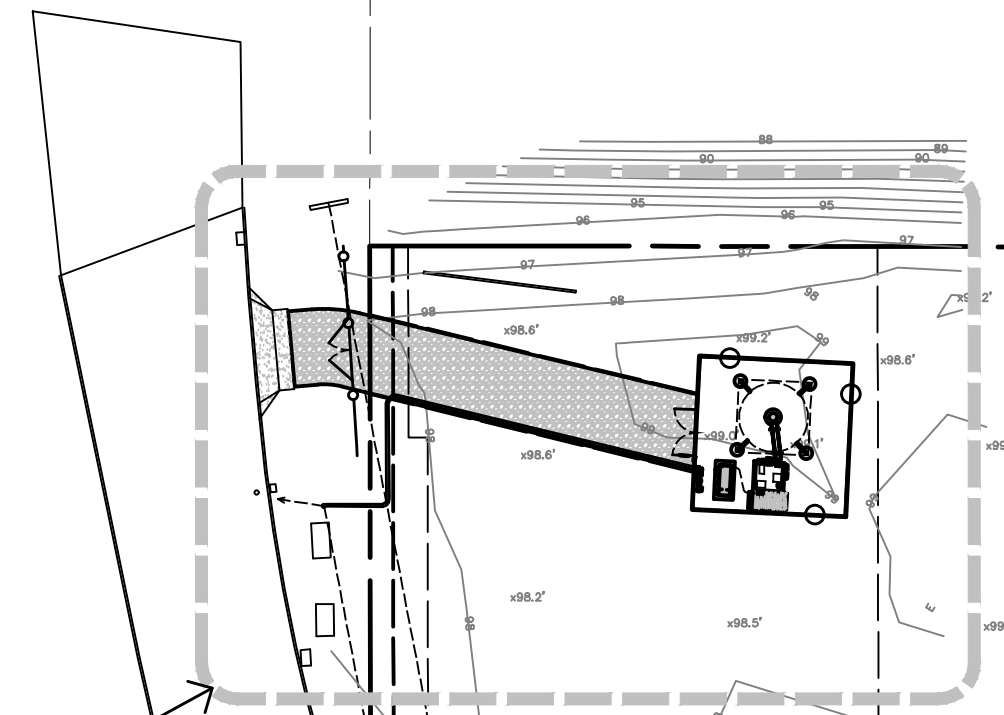
PROPERTY LINE

APN:  
045-041-034

PROPERTY LINE

APN:  
045-041-024

PROPERTY LINE



EXISTING U.S. HIGHWAY 101  
RIGHT OF WAY

- EXISTING CULVERT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING CONCRETE BOX CULVERT
- EXISTING JOINT UTILITY POLE
- EXISTING BILLBOARD EASEMENT PER 2007088409
- PROPOSED AT&T 6'-0" WIDE NON-EXCLUSIVE UTILITY EASEMENT

Issued For:  
CCL06387  
SANTA ROSA AVE &  
HWY 101 - SANTA  
ROSA HORN  
INVESTORS  
4515 SANTA ROSA AVENUE  
SANTA ROSA, CA 95407

PREPARED FOR

2600 Camino Ramon  
San Ramon, California 94583

Vendor:

**COMPLETE**  
Wireless Consulting, Inc.

AT&T SITE NO:	CCL06387
PROJECT NO:	162.2573
DRAWN BY:	TLS
CHECKED BY:	SV

REV	DATE	DESCRIPTION
	05/07/21	100% ZD REV 3
	09/25/20	100% ZD REV 2
	09/15/20	100% ZD REV 1
	10/31/19	100% ZD
	09/20/19	90% ZD

Licensee:

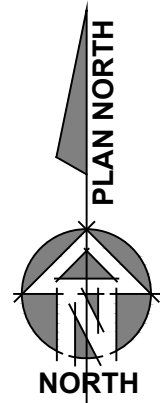
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Architect:

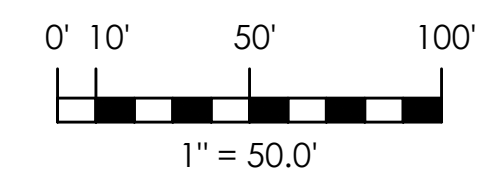
**MST ARCHITECTS**  
1520 River Park Drive  
Sacramento, California 95815

SHEET TITLE:  
**OVERALL SITE PLAN**

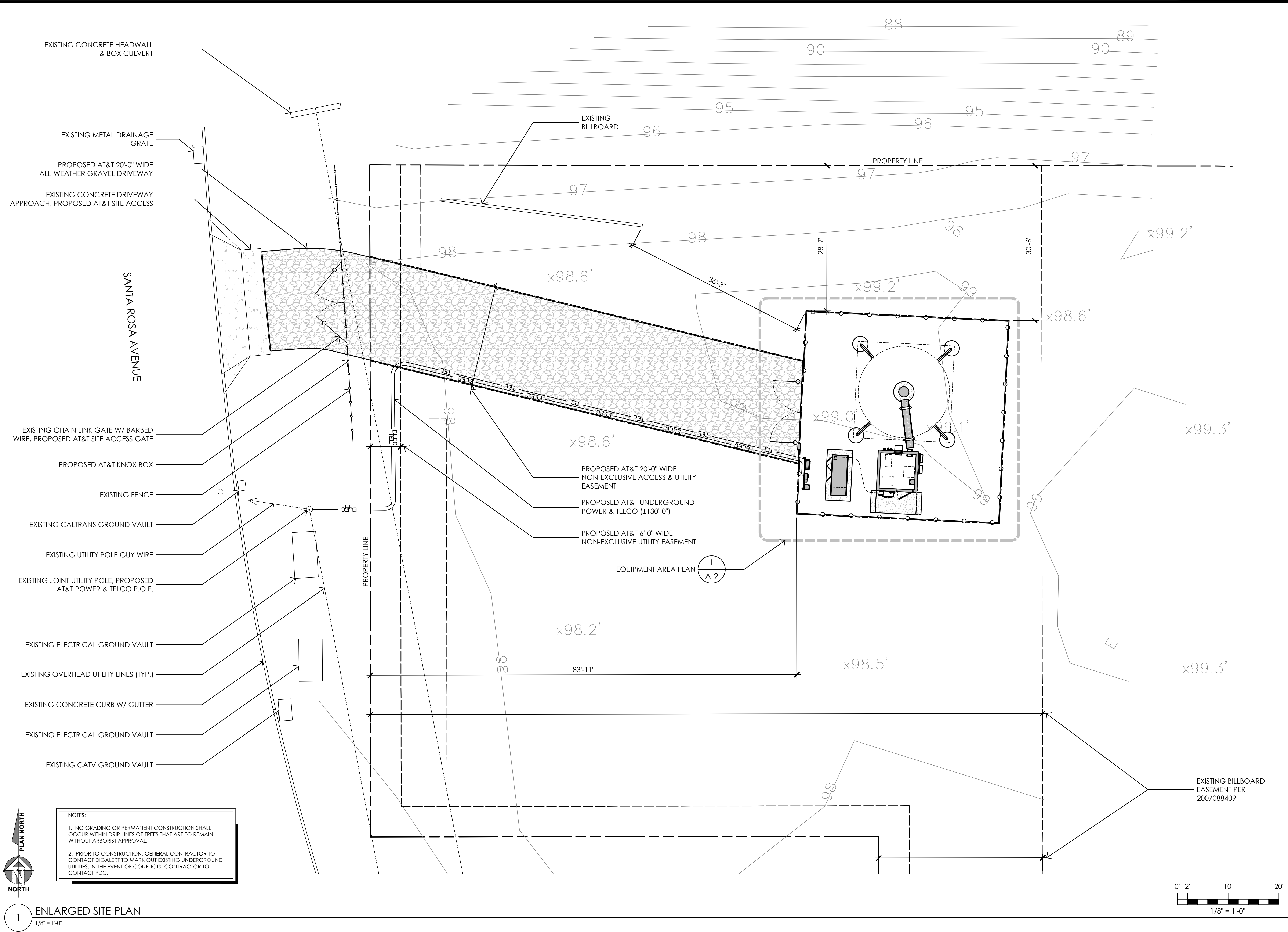
SHEET NUMBER:  
**A-1**



1 OVERALL SITE PLAN  
1"=50'







Issued For:  
**CCL06387**  
**SANTA ROSA AVE &  
 HWY 101 - SANTA  
 ROSA HORN  
 INVESTORS**  
 4515 SANTA ROSA AVENUE  
 SANTA ROSA, CA 95407

PREPARED FOR



2600 Camino Ramon  
 San Ramon, California 94583

Vendor:



**COMPLETE**  
 Wireless Consulting, Inc.

AT&T SITE NO:	CCL06387
PROJECT NO:	162.2573
DRAWN BY:	TLS
CHECKED BY:	SV

REV	DATE	DESCRIPTION
05/07/21	100% ZD REV 3	
09/25/20	100% ZD REV 2	
09/15/20	100% ZD REV 1	
10/31/19	100% ZD	
09/20/19	90% ZD	

Licensee:

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

Architect:

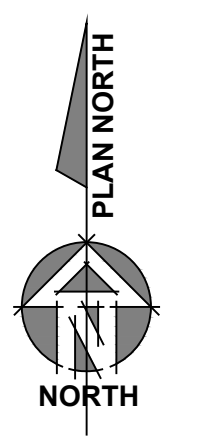


**MST ARCHITECTS**  
 1520 River Park Drive  
 Sacramento, California 95815

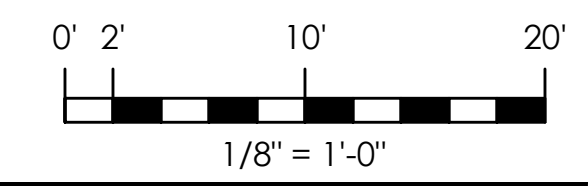
SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-1.1**

NOTES:  
 1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.  
 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.



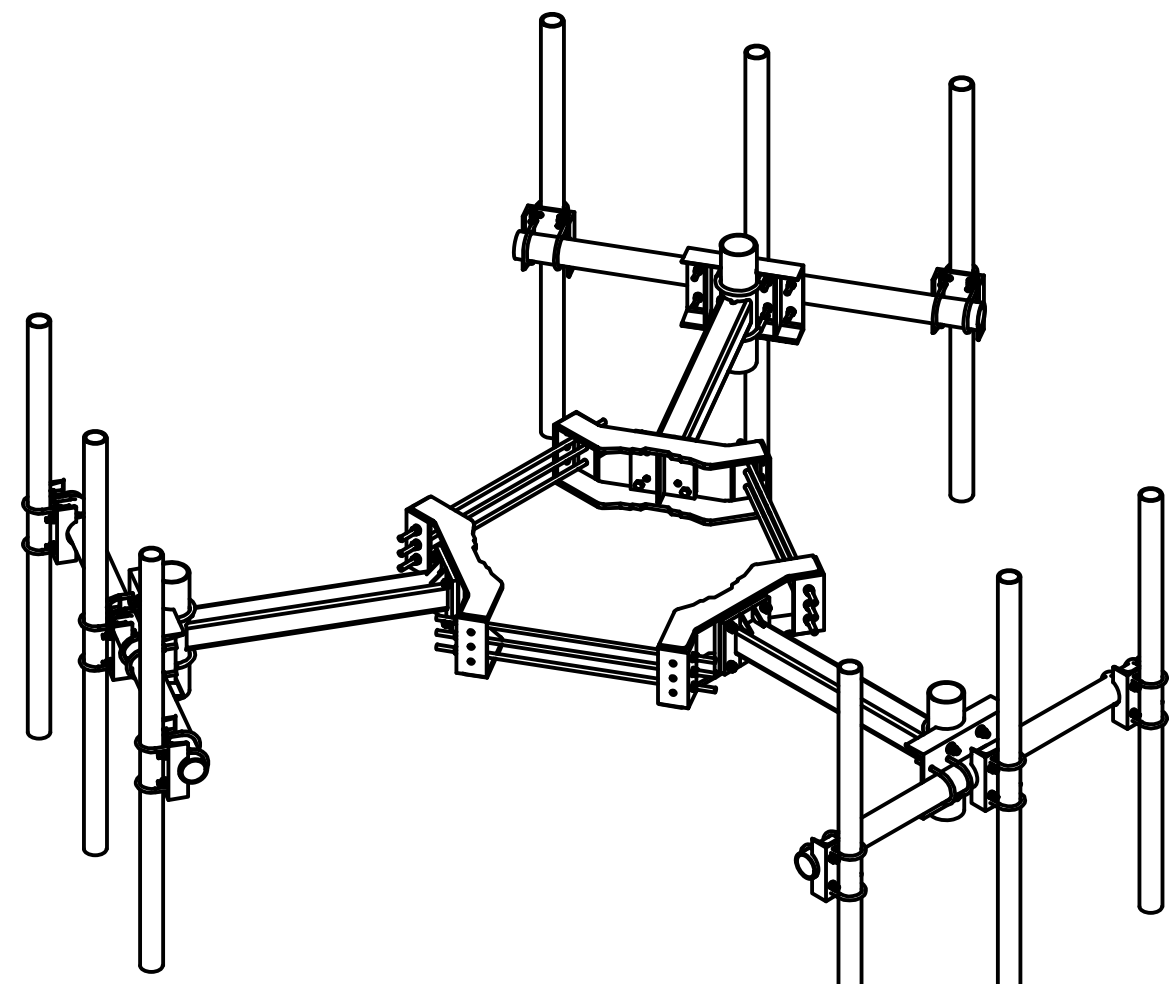
**1** ENLARGED SITE PLAN  
 1/8" = 1'-0"











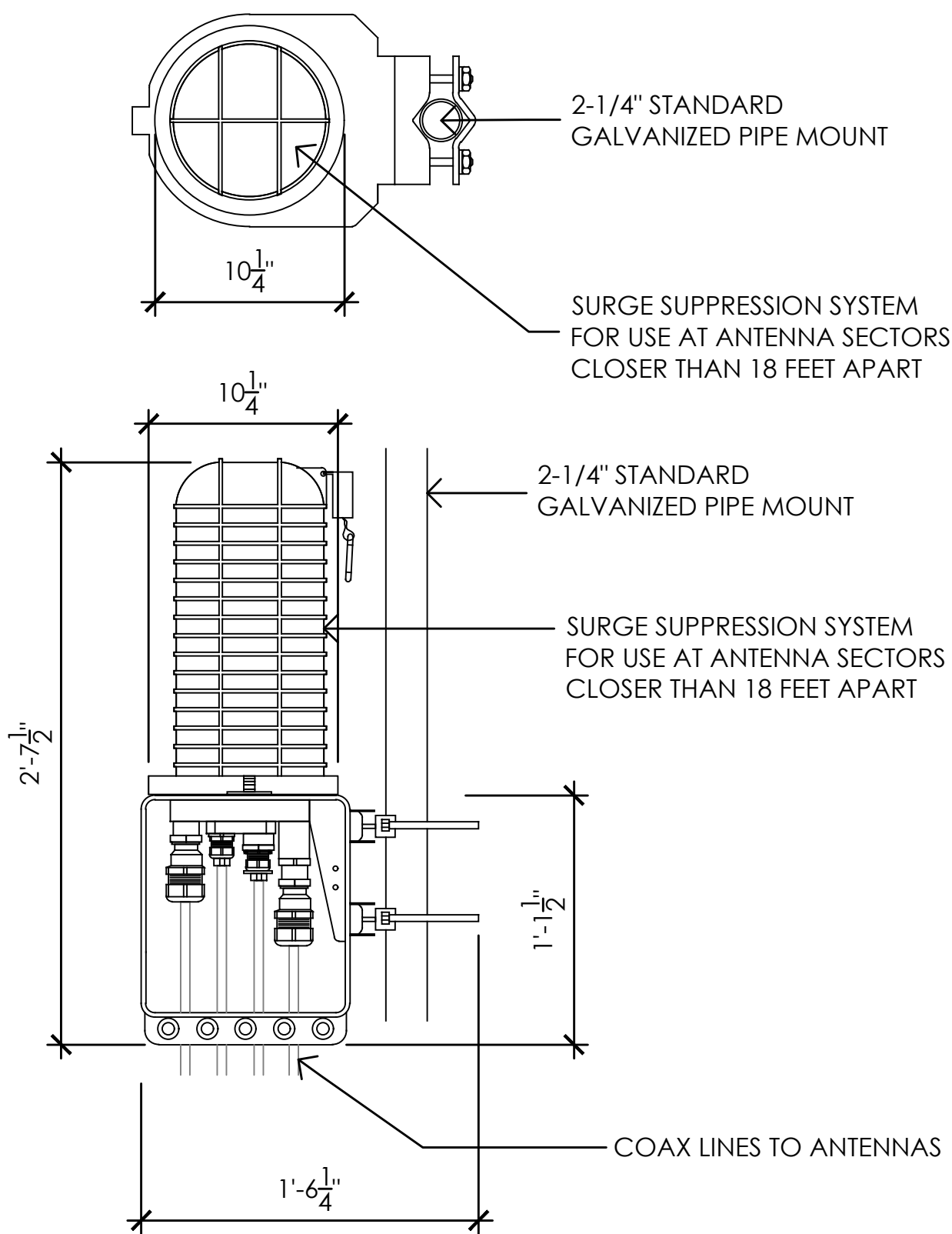
GALV. STL. MOUNTING PIPES, LENGTH AS REQUIRED

6 AT&T APPROVED SITEPRO T-ARM MOUNT RMV5-3-2120  
NO SCALE

4 NOT USED  
NO SCALE

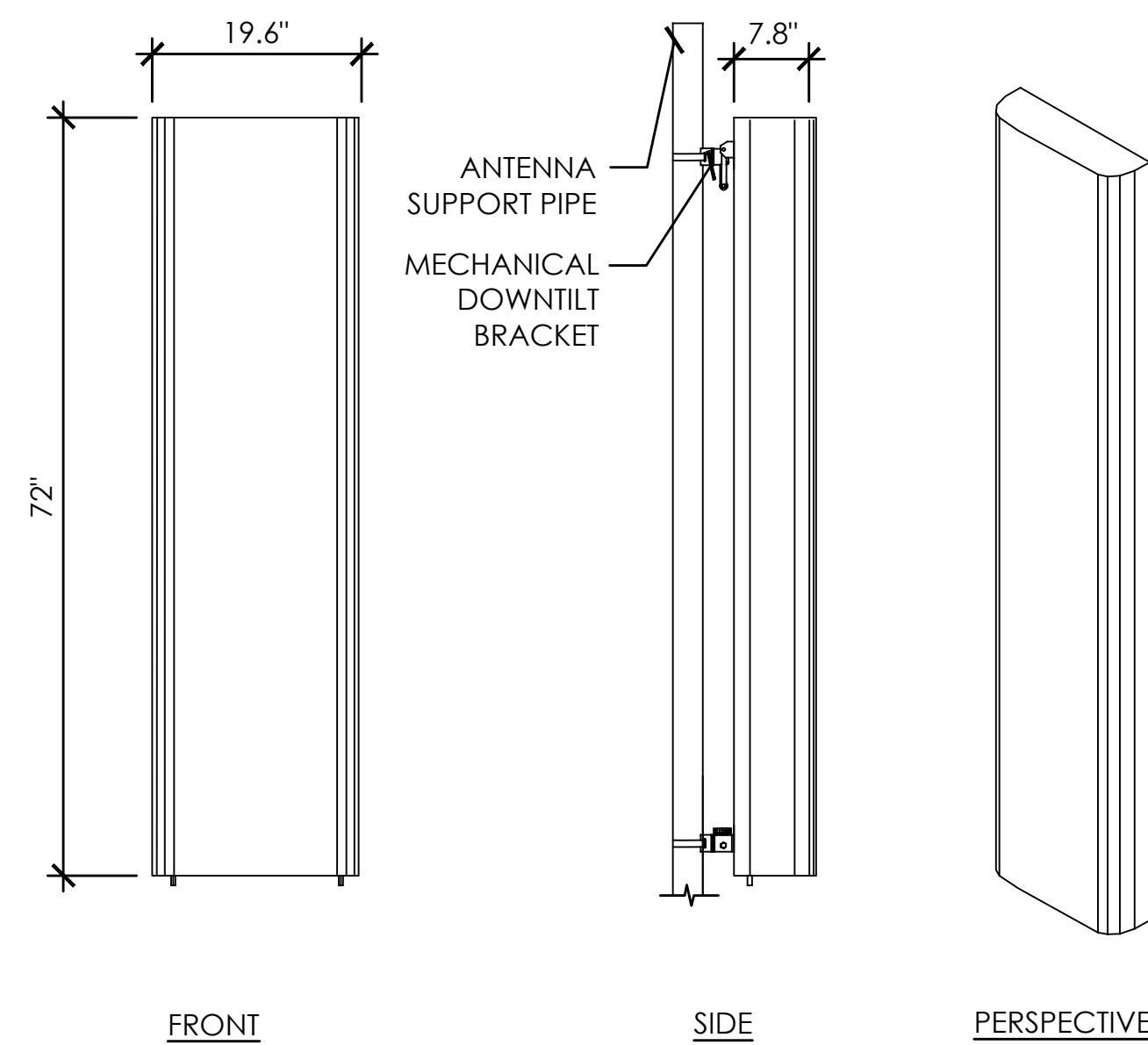
RAYCAP DC9-48-60-24-8C-EV SURGE SUPPRESSION SOLUTION

COLOR: BLACK/SILVER  
DIMENSIONS: 10.25" DIA X 2'-7.5" TALL W/ 1'-1.5" BASE  
WEIGHT: 26.2 LBS.±



5 DC SURGE SUPPRESSION (SQUID)  
1-1/2" = 1'-0"

EQUIPMENT SUBJECT TO CHANGE



ANTENNA = COMMSCOPE (NNH4-65B-R6)  
WEIGHT = 89.7 LBS  
DIMENSIONS = 72.0" (H) x 19.6" (W) x 7.8" (D)

3 PROPOSED ANTENNA SPEC  
3/4" = 1'-0"

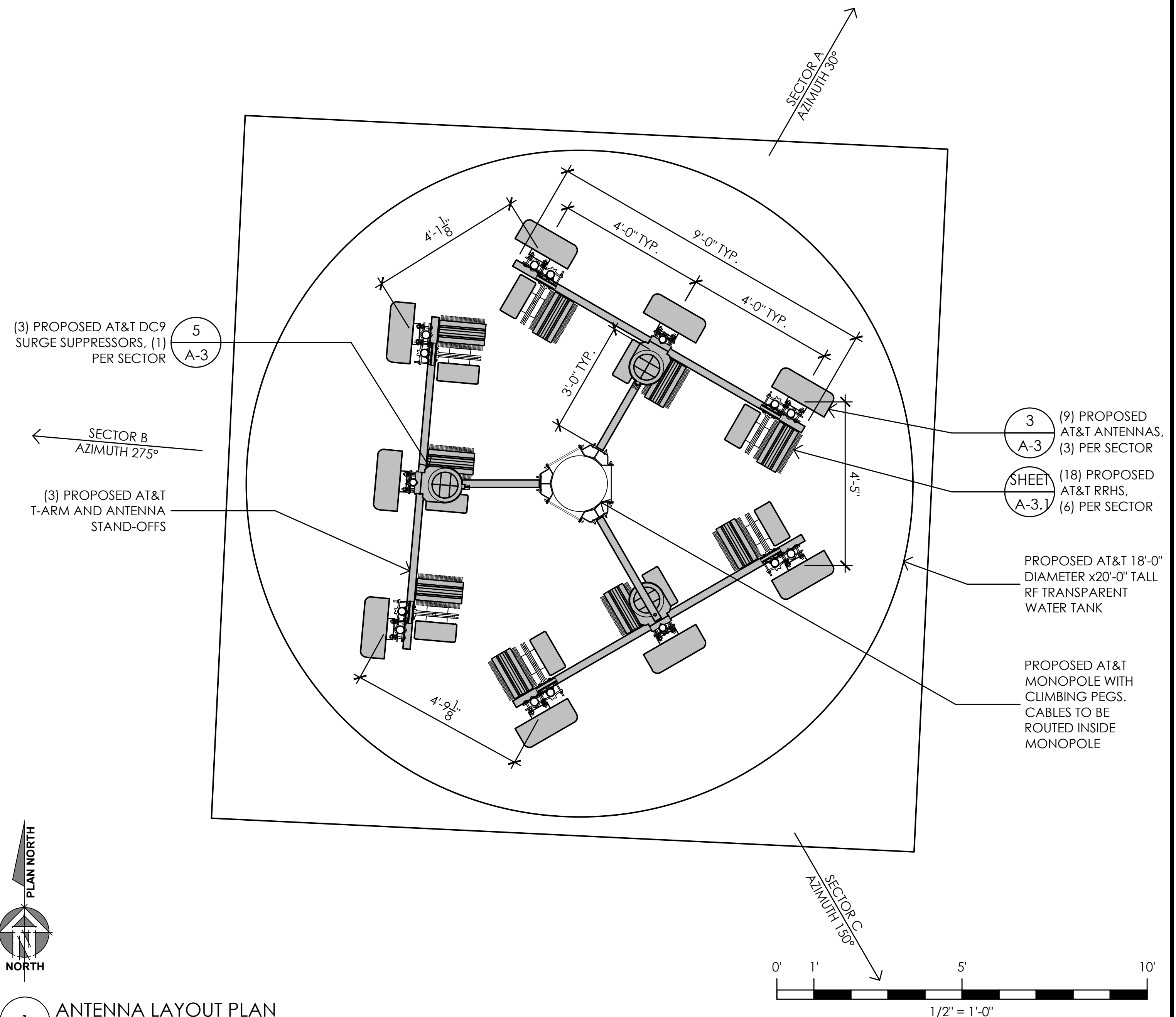
RF SCHEDULE											
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	TMA	FIBER LENGTH	COAX LENGTH	JUMPER TYPE	RRU NO.	DC FEEDS	
ALPHA	A1	NNH4-65B-R6	30°	± 82'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(2)	(4)
	A2	NNH4-65B-R6	30°	± 82'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 100'-0"	-	LDF4	(2)	(2)
	A3	NNH4-65B-R6	30°	± 82'-0"	(1) RRUS-E2 B29 / (1) 4415 B30	-	± 100'-0"	-	LDF4	(2)	(2)
	A4	-	-	-	-	-	-	-	-	-	-
BETA	B1	NNH4-65B-R6	275°	± 82'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(2)	(4)
	B2	NNH4-65B-R6	275°	± 82'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 100'-0"	-	LDF4	(2)	(2)
	B3	NNH4-65B-R6	275°	± 82'-0"	(1) RRUS-E2 B29 / (1) 4415 B30	-	± 100'-0"	-	LDF4	(2)	(2)
	B4	-	-	-	-	-	-	-	-	-	-
GAMMA	C1	NNH4-65B-R6	150°	± 82'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(2)	(4)
	C2	NNH4-65B-R6	150°	± 82'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 100'-0"	-	LDF4	(2)	(2)
	C3	NNH4-65B-R6	150°	± 82'-0"	(1) RRUS-E2 B29 / (1) 4415 B30	-	± 100'-0"	-	LDF4	(2)	(2)
	C4	-	-	-	-	-	-	-	-	-	-
TOTAL										(24)	

RF DATA REVISED PER REDLINES DATED 09/22/2020

NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA

2 RF SCHEDULE  
NO SCALE

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.



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

Issued For:  
CCL06387  
SANTA ROSA AVE &  
HWY 101 - SANTA  
ROSA HORN  
INVESTORS  
4515 SANTA ROSA AVENUE  
SANTA ROSA, CA 95407



Vendor:  
AT&T SITE NO: CCL06387  
PROJECT NO: 162.2573  
DRAWN BY: TLS  
CHECKED BY: SV

REV	DATE	DESCRIPTION
	05/07/21	100% ZD REV 3
	09/25/20	100% ZD REV 2
	09/15/20	100% ZD REV 1
	10/31/19	100% ZD
	09/20/19	90% ZD

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



SHEET TITLE:  
ANTENNA PLAN,  
SCHEDULE, &  
DETAILS

SHEET NUMBER:  
**A-3**















# at&t

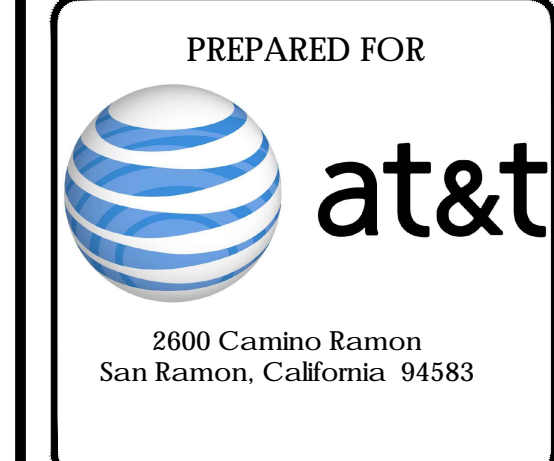
FA CODE: 14728240  
USID#: 261515

# SITE NUMBER: CCL06387 SITE NAME: SANTA ROSA AVE & HWY 101 - SANTA ROSA HORN INVESTORS

4515 SANTA ROSA AVENUE  
SANTA ROSA, CA 95407  
JURISDICTION: SONOMA COUNTY  
APN: 045-041-034

## SITE TYPE: PREMANUFACTURED WALK-IN CABINET / MONOPINE

Issued For:  
CCL06387  
SANTA ROSA AVE &  
HWY 101 - SANTA  
ROSA HORN  
INVESTORS  
4515 SANTA ROSA AVENUE  
SANTA ROSA, CA 95407



PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> <li>BRING POWER / TELCO / FIBER TO SITE LOCATION.</li> <li>INSTALL AT&amp;T APPROVED PREMANUFACTURED WALK-IN CABINET AND ASSOCIATED INTERIOR EQUIPMENT.</li> <li>ADD STANDBY GENERATOR WITH FUEL TANK.</li> <li>PROPOSED AT&amp;T MONOPINE WITH ANTENNAS &amp; ASSOCIATED TOWER-MOUNTED EQUIPMENT.</li> <li>PROPOSED AT&amp;T GPS ANTENNA.</li> </ol>	<p><b>PROPERTY INFORMATION:</b> SITE NAME: SANTA ROSA AVE &amp; HWY 101 - SANTA ROSA HORN INVESTORS SITE NUMBER: CCL06387 SITE ADDRESS: 4515 SANTA ROSA AVENUE SANTA ROSA, CA 95407 A.P.N. NUMBER: 045-041-034 CURRENT ZONING: DIVERSE AGRICULTURAL (DA) JURISDICTION: SONOMA COUNTY LATITUDE: N38° 22' 18.97" NAD 83 LONGITUDE: W122° 42' 46.36" NAD 83 GROUND ELEVATION: 99 FT. AMSL</p> <p><b>PROPERTY OWNER:</b> SANTA ROSA HORN INVESTORS LLC 422 LARKFIELD CTR. #102 SANTA ROSA, CA 95403</p>	<p><b>APPLICANT / LESSEE:</b> AT&amp;T 2600 CAMINO RAMON SAN RAMON, CA 94583</p> <p><b>ARCHITECT / ENGINEER:</b> MST ARCHITECTS INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 CONTACT: MANUEL S. TSHILAS EMAIL: manuel@mstarchitects.com PH: (916) 567-9630</p> <p><b>RF ENGINEER:</b> AT&amp;T 5555 E. OLIVE AVENUE FRESNO, CA. 93727 CONTACT: AMRIPAL SINGH EMAIL: as230b@att.com PH: (817) 966-7271</p> <p><b>SURVEYOR:</b> GEL ENGINEERING 1226 HIGH STREET AUBURN, CA 95603 CONTACT: DAN GEL PH: (530) 885-0426</p> <p><b>SITE ACQUISITION:</b> COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: ROCKY CORDOVA EMAIL: rcordova@completewireless.net PH: (916) 616-0468</p> <p><b>ZONING MANAGER:</b> COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: MARIA KIM EMAIL: mkim@completewireless.net PH: (916) 247-6087</p> <p><b>CIVIL VENDOR:</b> VINCULUMS 1200 DEL PASO ROAD STE 150 SACRAMENTO, CA 95834 CONTACT: FLOYD GREEN EMAIL: fgreen@vinculums.com PH: (480) 528-1927</p>	<ol style="list-style-type: none"> <li>T-1 TITLE SHEET</li> <li>GN-1 GENERAL NOTES, ABBREVIATIONS, &amp; LEGEND</li> <li>C-1 PLOT PLAN AND SITE TOPOGRAPHY</li> <li>A-1 OVERALL SITE PLAN</li> <li>A-1.1 ENLARGED SITE PLAN</li> <li>A-2 EQUIPMENT AREA PLAN</li> <li>A-3 ANTENNA PLAN, SCHEDULE, &amp; DETAILS</li> <li>A-3.1 RRH DETAILS</li> <li>A-4.1 PROPOSED ELEVATIONS</li> <li>A-4.2 PROPOSED ELEVATIONS</li> </ol>	<p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p>																											
<p><b>CODE COMPLIANCE</b></p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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.</p> <ol style="list-style-type: none"> <li>2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS</li> <li>2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL 1-2)</li> <li>2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5)</li> <li>2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)</li> <li>2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)</li> <li>2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4)</li> <li>2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC (PART 5)</li> <li>2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 NEC (PART 3)</li> <li>2016 CALIFORNIA ENERGY CODE (CEC)</li> <li>ANSI / EIA-TIA-222-G</li> <li>2015 NFPA 101, LIFE SAFETY CODE</li> <li>2016 NFPA 72, NATIONAL FIRE ALARM CODE</li> <li>2016 NFPA 13, FIRE SPRINKLER CODE</li> </ol>	<p><b>VICINITY MAP</b></p>	<p><b>DIRECTIONS FROM AT&amp;T</b></p> <p>DIRECTIONS FROM AT&amp;T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA</p> <ol style="list-style-type: none"> <li>MERGE ONTO I-680 NORTH</li> <li>CONTINUE ON I-680 NORTH</li> <li>TAKE EXIT 58A ONTO I-780 WEST</li> <li>CONTINUE ONTO CURTOLA PARKWAY</li> <li>CONTINUE ONTO MARE ISLAND WAY</li> <li>TURN LEFT ONTO MARE ISLAND CAUSEWAY</li> <li>TURN RIGHT ONTO RAILROAD AVENUE</li> <li>TURN LEFT AND THEN RIGHT TO MERGE ONTO SEARS POINT ROAD / CA-37 WEST</li> <li>TURN RIGHT ONTO LAKEVILLE HIGHWAY</li> <li>TURN RIGHT TO MERGE ONTO US-101 NORTH</li> <li>CONTINUE ON US-101 NORTH</li> <li>TAKE EXIT 484B ONTO ROBERTS LAKE ROAD</li> <li>TURN RIGHT ONTO ROBERTS LAKE ROAD</li> <li>TURN LEFT ONTO SITE ACCESS ROAD, SITE WILL BE STRAIGHT AHEAD</li> </ol>	<p><b>APPROVALS</b></p> <table border="1"> <thead> <tr> <th>APPROVED BY:</th> <th>INITIALS:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>AT&amp;T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING / LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER / TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&amp;E:</td> <td></td> <td></td> </tr> </tbody> </table>	APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:			<p><b>GENERAL CONTRACTOR NOTES</b></p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>
APPROVED BY:	INITIALS:	DATE:																													
AT&T:																															
VENDOR:																															
R.F.:																															
LEASING / LANDLORD:																															
ZONING:																															
CONSTRUCTION:																															
POWER / TELCO:																															
PG&E:																															
<p><b>OCCUPANCY AND CONSTRUCTION TYPE</b></p> <p>OCCUPANCY : S-2 (UNMANNED TELECOMMUNICATIONS FACILITY), U (TOWER)</p> <p>CONSTRUCTION TYPE: V-B</p> <p><b>HANDICAP REQUIREMENTS</b></p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 &amp; SECTION 1134B.2.1, EXCEPTION 4.</p>	<p><b>DIGALERT</b></p> <p>800-227-2600 Call 2 Full Working Days In Advance</p>	<p>Architect:</p> <p>MST ARCHITECTS 1520 River Park Drive Sacramento, California 95815</p>	<p>SHEET TITLE:</p> <p><b>TITLE SHEET</b></p>	<p>SHEET NUMBER:</p> <p><b>T-1</b></p>																											

AT&T SITE NO:	CCL06387
PROJECT NO:	162.2573
DRAWN BY:	TLS
CHECKED BY:	SV

REV	DATE	DESCRIPTION
	10/31/19	100% ZD
	09/20/19	90% ZD

Licensee:

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







**Lease Area Descriptions**

All that certain lease area being a portion of that certain parcel of land as delineated on the plat filed in Book 649 of Surveys, Page 1, Sonoma County California Records, being more particularly described as follows:

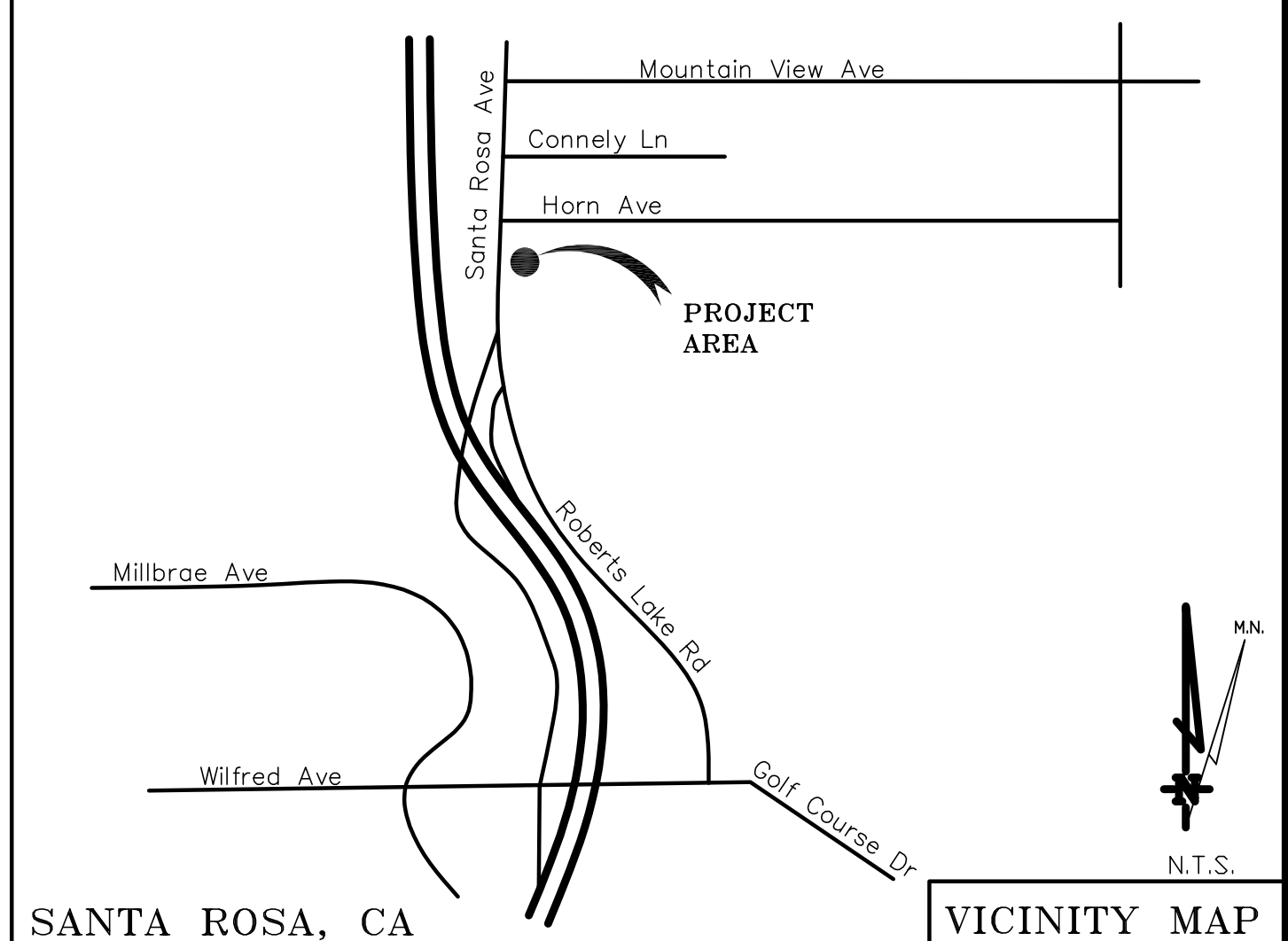
Commencing at the Northwest corner of the aforementioned parcel of land; thence along the North boundary thereof South 89°54'58" East 85.92 feet; thence leaving said North boundary South 00°05'02" West 28.60 feet to the True Point of Beginning; thence from said point of beginning South 87°15'31" East 40.00 feet; thence South 02°44'29" West 40.00 feet; thence North 87°15'31" West 40.00 feet; thence North 02°44'29" East 40.00 feet to the Point of Beginning.

Together with easements for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at a point on the West boundary of the above described lease area which bears South 02°44'29" West 20.00 feet from the Northwest corner thereof; thence from said point of beginning North 76°28'19" West 87.30 feet more or less to the public right of way.

Also together with an easement for utility purposes over and across the Westerly 6.0 feet of the aforementioned parcel of land.

DATE OF SURVEY: 08-06-19  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803  
 LOCATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.78' FROM ELEVATIONS SHOWN.  
 FEMA FIRM: FLOOD ZONE X PER FIRM 06097C0877E, DATED 12-02-2008.  
 CONTOUR INTERVAL: N.A.  
 ASSESSOR'S PARCEL NUMBER: 045-041-034  
 LANDLORD(S): SANTA ROSA HORN INVESTORS LLC  
 422 LARKFIELD CTR. #102  
 SANTA ROSA, CA 95403

Project Name: CCL06387 Santa Rosa & Hwy. 101  
 Project Site Location: 4515 Santa Rosa Avenue  
 Santa Rosa, CA 95407  
 Sonoma County  
 Date of Observation: 09-06-19  
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Geo XT post processed with Pathfinder Office software.  
 Type of Antenna Mount: Proposed Monopine  
 Coordinates  
 Latitude: N 38°22'18.97" (NAD83) N 38°22'19.28" (NAD27)  
 Longitude: W 122°42'46.36" (NAD83) W 122°42'42.41" (NAD27)  
 Latitude: N 38.371936° (NAD83) N 38.372022° (NAD27)  
 Longitude: W 122.712878° (NAD83) W 122.711781° (NAD27)  
 ELEVATION of Ground at Structure (NAVD88) 99.0' AMSL



**SANTA ROSA, CA** **VICINITY MAP**

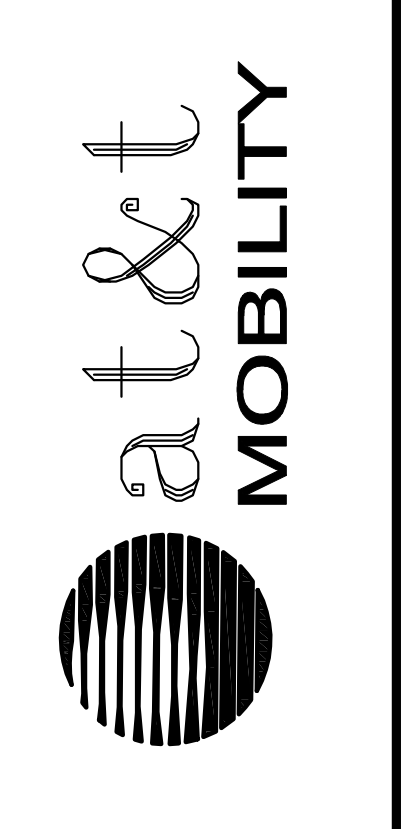
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

GEIL ENGINEERING  
 ENGINEERING • SURVEYING • PLANNING  
 1226 HIGH STREET  
 AUBURN, CALIFORNIA 96905  
 Phone: (530) 825-1426  
 Fax: (530) 825-1400

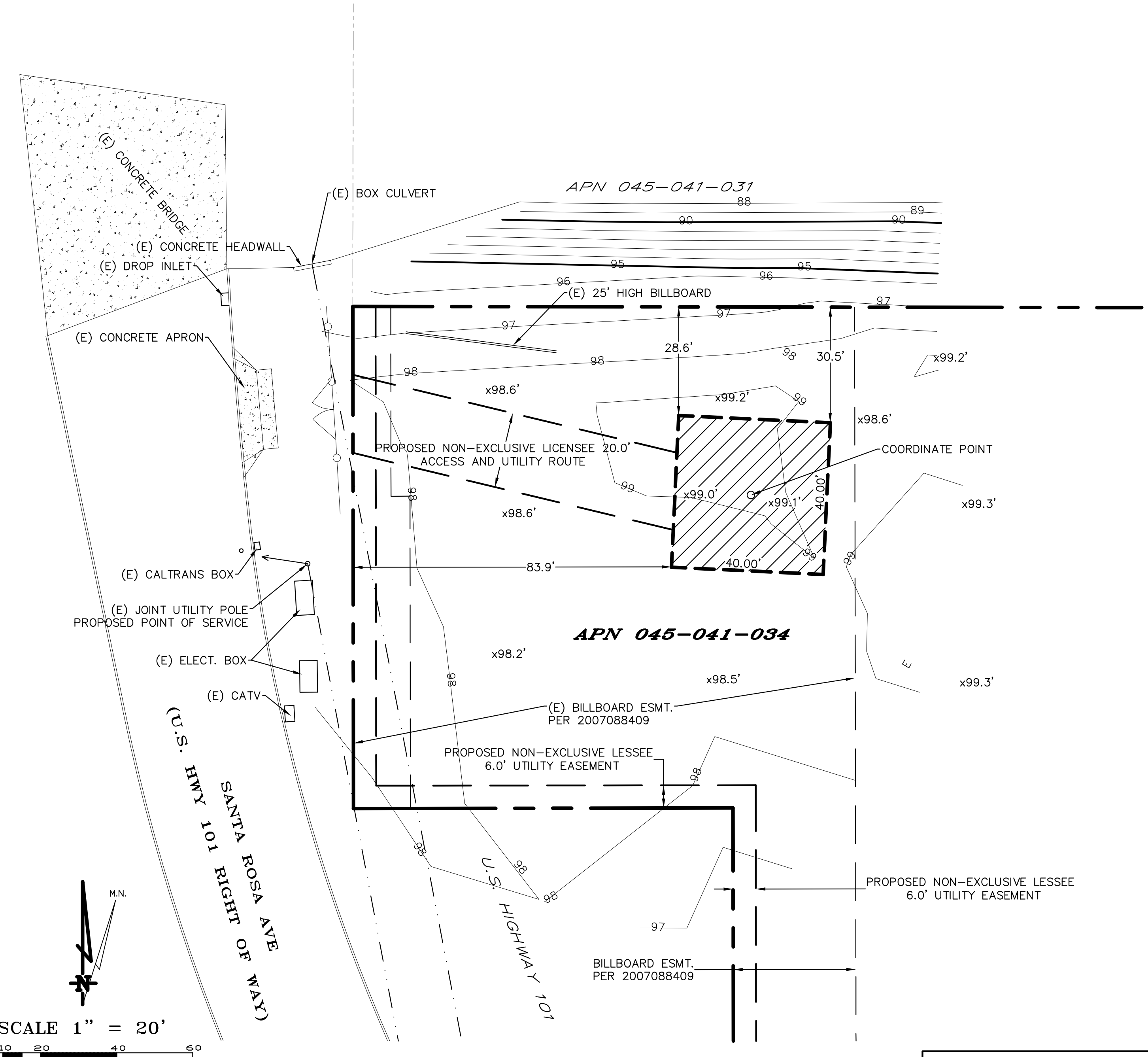
Surveyor



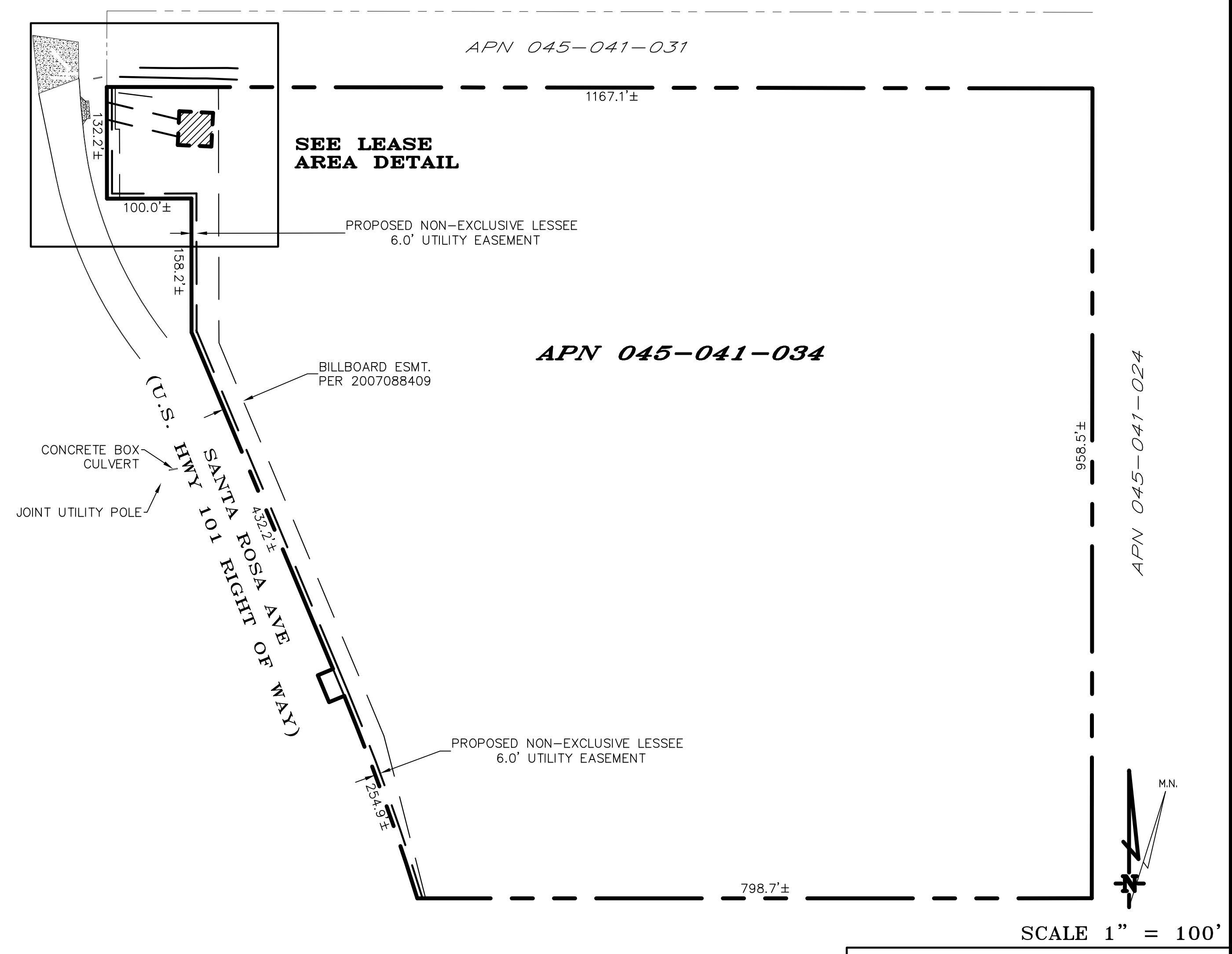
CCL06387 Santa Rosa & Highway 101  
 4515 Santa Rosa Ave.  
 Santa Rosa, CA 95407  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

REVISIONS	DATE	DESCRIPTION
09-11-19		Preliminary Drawing

Sheet **C-1**



**LEASE AREA DETAIL**



**OVERALL PROJECT AREA**































CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 10-11-2019





*Existing*



*Proposed*



*view from Roberts Lake Road looking north at site*



*Existing*



*Proposed*



*view from Santa Rosa Avenue looking southeast at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 8-18-2020



*Existing*



*Proposed*



Proposed AT&T  
Installation

*view from Horn Avenue looking southwest at site*



*Existing*



*Proposed*

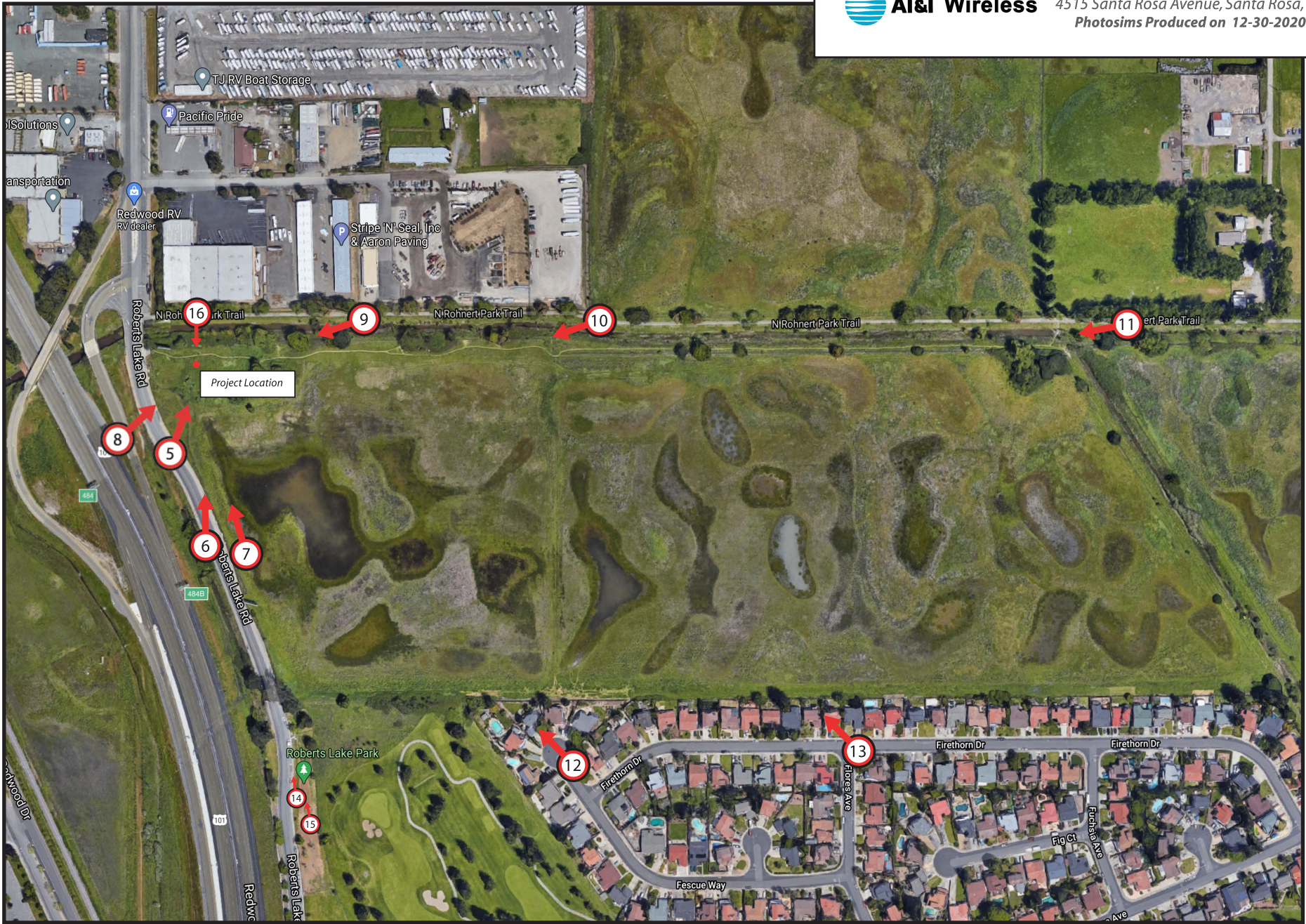


*view from Milbrae Avenue looking northeast at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 8-18-2020*







*Existing*



*Proposed*



*view from Roberts Lake Road looking northeast at site  
perspective matching SBA view 1*



*Existing*



*Proposed*



Proposed AT&T  
Installation

*view from Roberts Lake Road looking north at site  
perspective matching SBA view 2*



*Existing*



*Proposed*



*view from Roberts Lake Road looking northwest at site  
perspective matching SBA view 3*



*Existing*



*Proposed*



*view from Roberts Lake Road looking northeast at site  
perspective matching SBA view 4*



*Existing*



*Proposed*



*view from N. Rohnert Park Trail looking southwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020



*Existing*



*Proposed*



*view from N. Rohnert Park Trail looking southwest at site*

 **AT&T Wireless**

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 11-5-2020*



*Existing*



*Proposed*



*Proposed AT&T  
Installation Not Visible*

*view from N. Rohnert Park Trail looking southwest at site*



*CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020*



*Existing*



*Proposed*



Proposed AT&T  
Installation Not Visible

*view from Fescue Way looking northwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020



*Existing*



*Proposed*



*view from Firethorn Drive looking northwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020




*Existing*



*Proposed*



view from Roberts Lake Park northwest at site

 **AT&T Wireless**

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020



*Existing*



*Proposed*



*view from Roberts Lake Park northwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 11-5-2020*



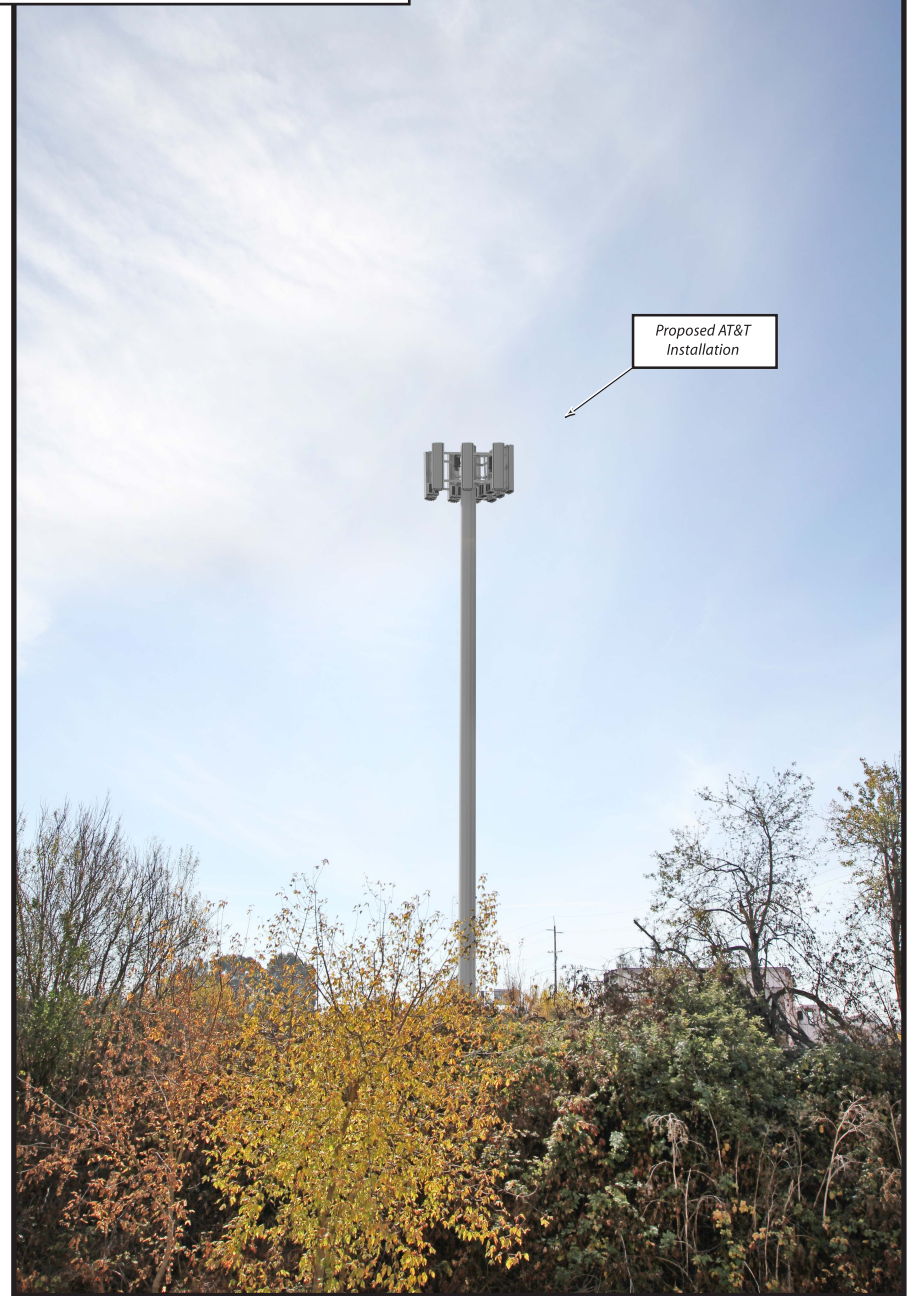
*Existing*



*view from N. Rohnert Park Trail looking south at site*

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-16-2020

*Proposed*







CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 10-11-2019





*Existing*



*Proposed*



*view from Roberts Lake Road looking north at site*



*Existing*



*Proposed*



*view from Santa Rosa Avenue looking southeast at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 4-20-2020



*Existing*



*Proposed*



Proposed AT&T  
Installation

*view from Horn Avenue looking southwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 4-20-2020



*Existing*



*Proposed*

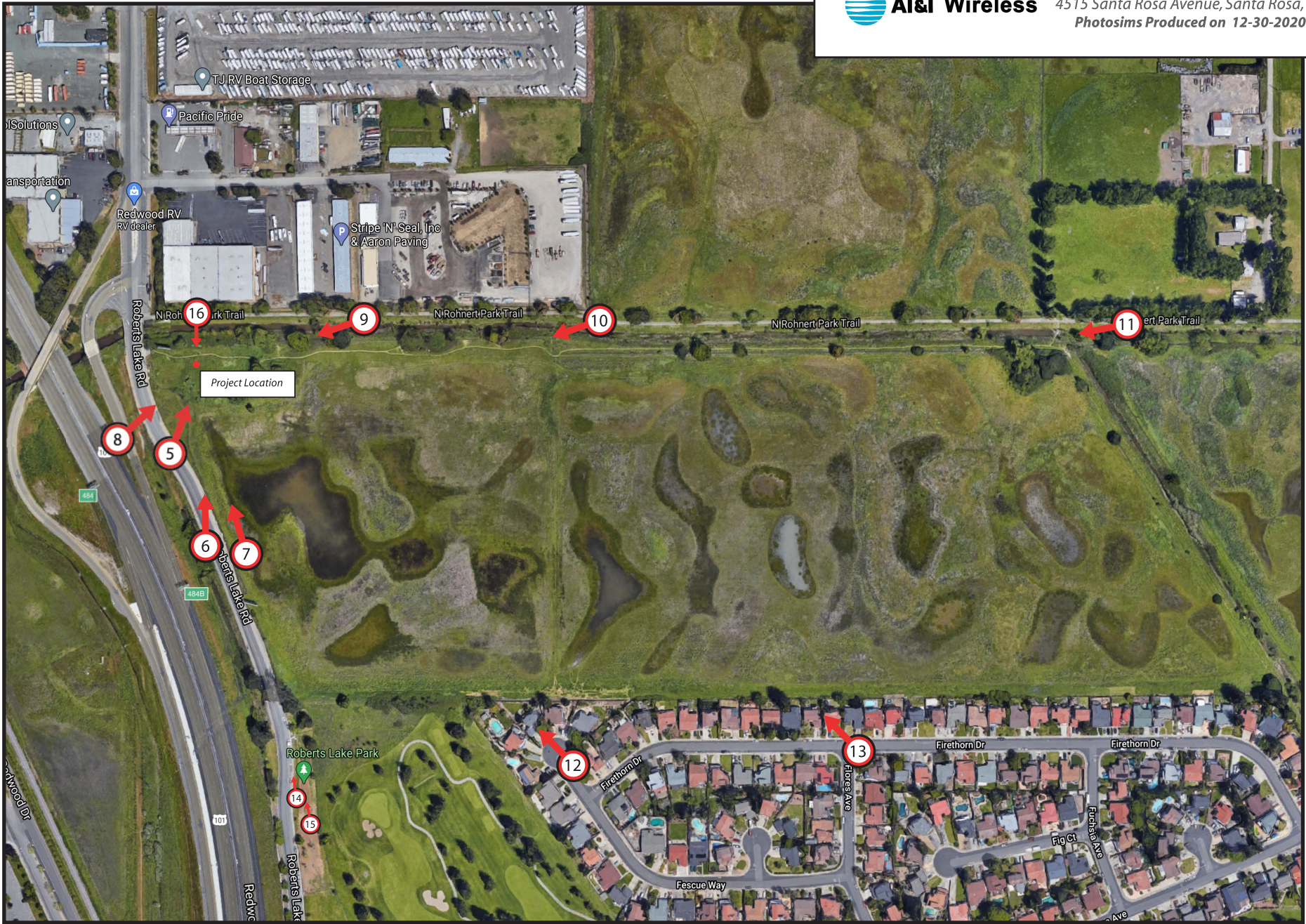


*view from Milbrae Avenue looking northeast at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 4-20-2020*



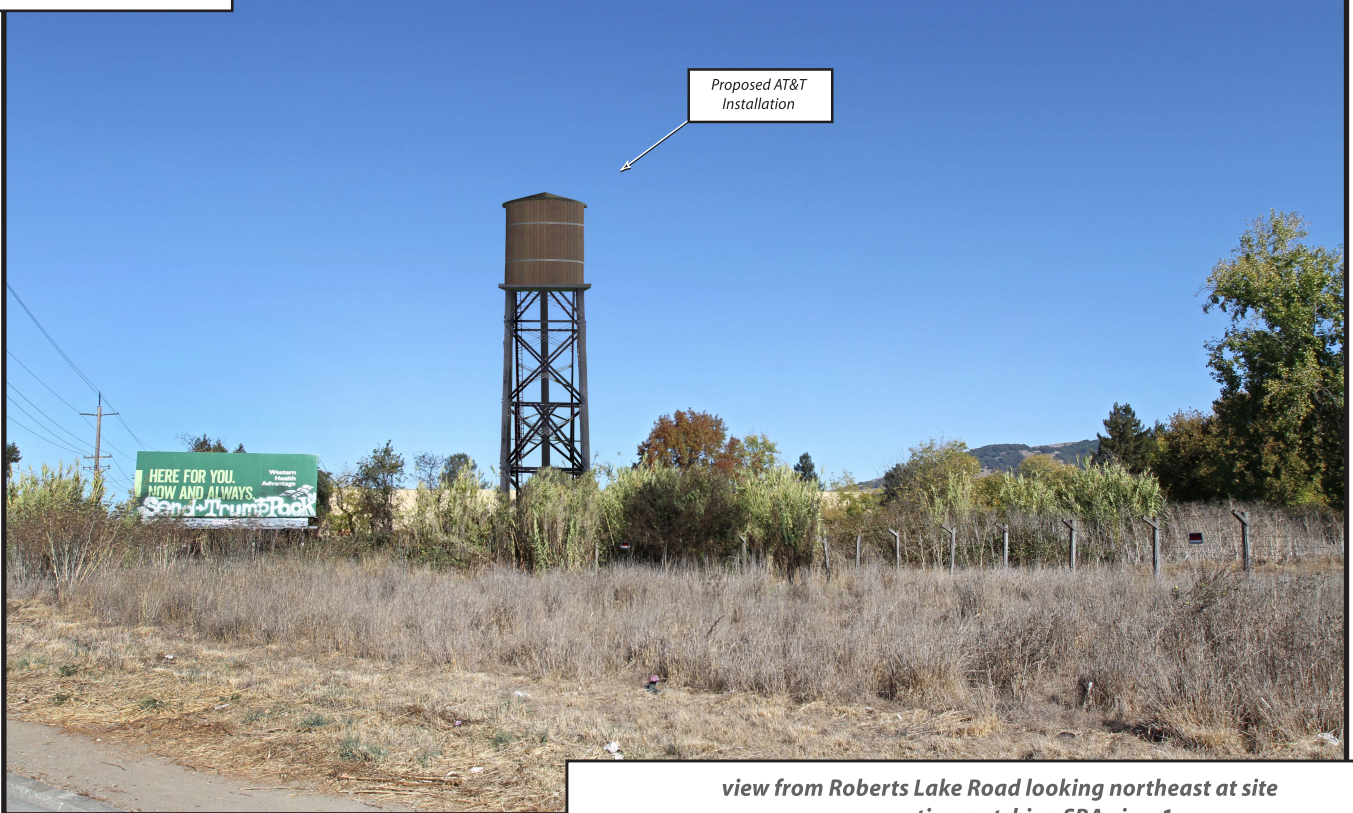




*Existing*



*Proposed*



*view from Roberts Lake Road looking northeast at site  
perspective matching SBA view 1*



*Existing*



*Proposed*



Proposed AT&T  
Installation

*view from Roberts Lake Road looking north at site  
perspective matching SBA view 2*



*Existing*



*Proposed*



*view from Roberts Lake Road looking northwest at site  
perspective matching SBA view 3*



*Existing*



*Proposed*



*view from Roberts Lake Road looking northeast at site perspective matching SBA view 4*



*Existing*



*Proposed*



*view from N. Rohnert Park Trail looking southwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 11-5-2020*



*Existing*



*Proposed*



*view from N. Rohnert Park Trail looking southwest at site*

 **AT&T Wireless**

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 11-5-2020*



*Existing*



*Proposed*



Proposed AT&T  
Installation Not Visible

view from N. Rohnert Park Trail looking southwest at site



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020



*Existing*



*Proposed*



view from Fescue Way looking northwest at site

 **AT&T Wireless**

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020



*Existing*



*Proposed*



*view from Firethorn Drive looking northwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020




*Existing*



*Proposed*



view from Roberts Lake Park northwest at site

 **AT&T Wireless**

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-5-2020



*Existing*



*Proposed*



Proposed AT&T  
Installation

*view from Roberts Lake Park northwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 11-5-2020*



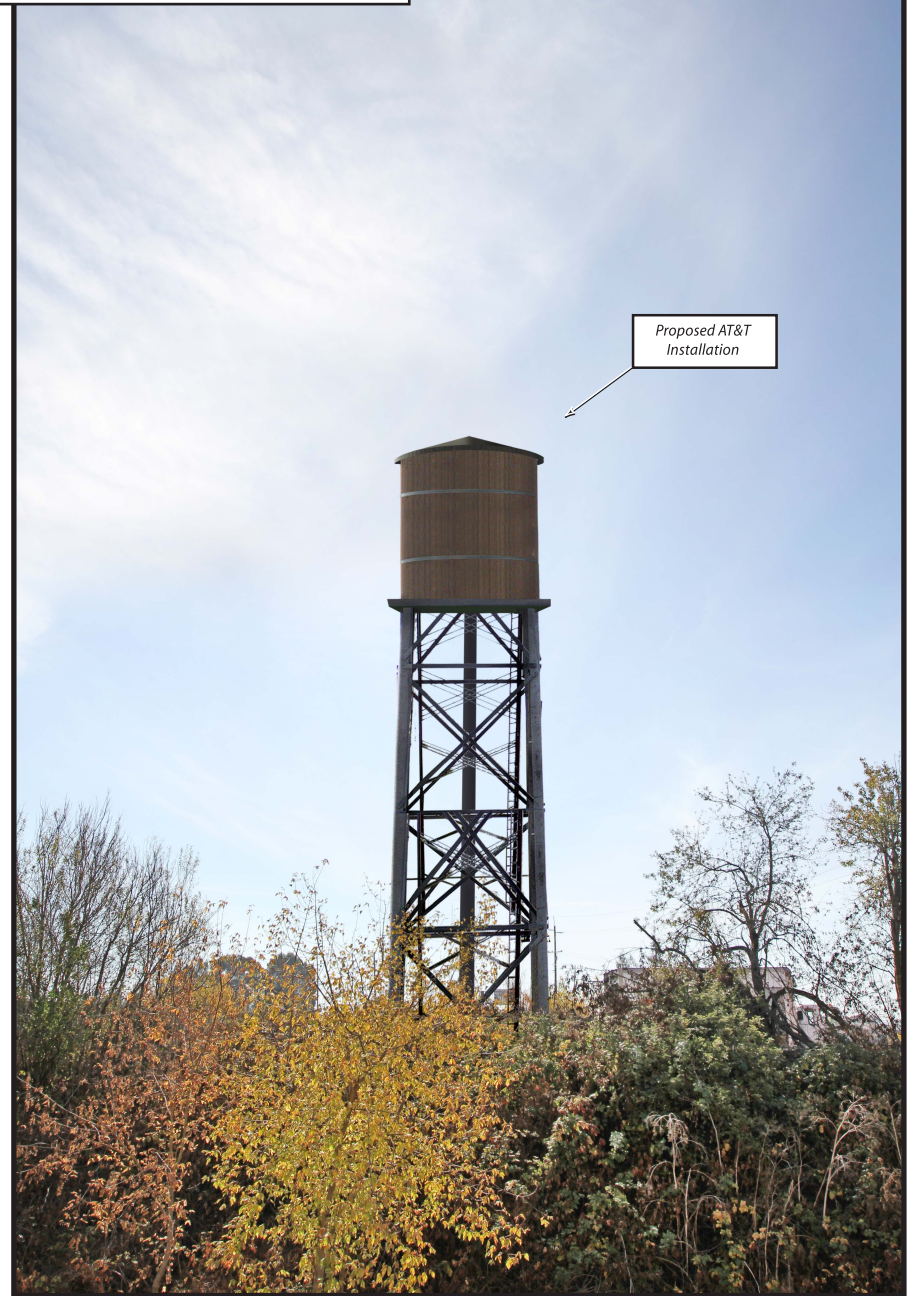
*Existing*



*view from N. Rohnert Park Trail looking south at site*

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 11-16-2020

*Proposed*



Proposed AT&T  
Installation





CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 10-11-2019





*Existing*



*Proposed*



*view from Roberts Lake Road looking north at site*



*Existing*



*Proposed*



Proposed AT&T  
Installation

*view from Santa Rosa Avenue looking southeast at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 4-30-2021



*Existing*



*Proposed*



*Proposed AT&T  
Installation*

*view from Horn Avenue looking southwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 4-30-2021*



*Existing*



*Proposed*

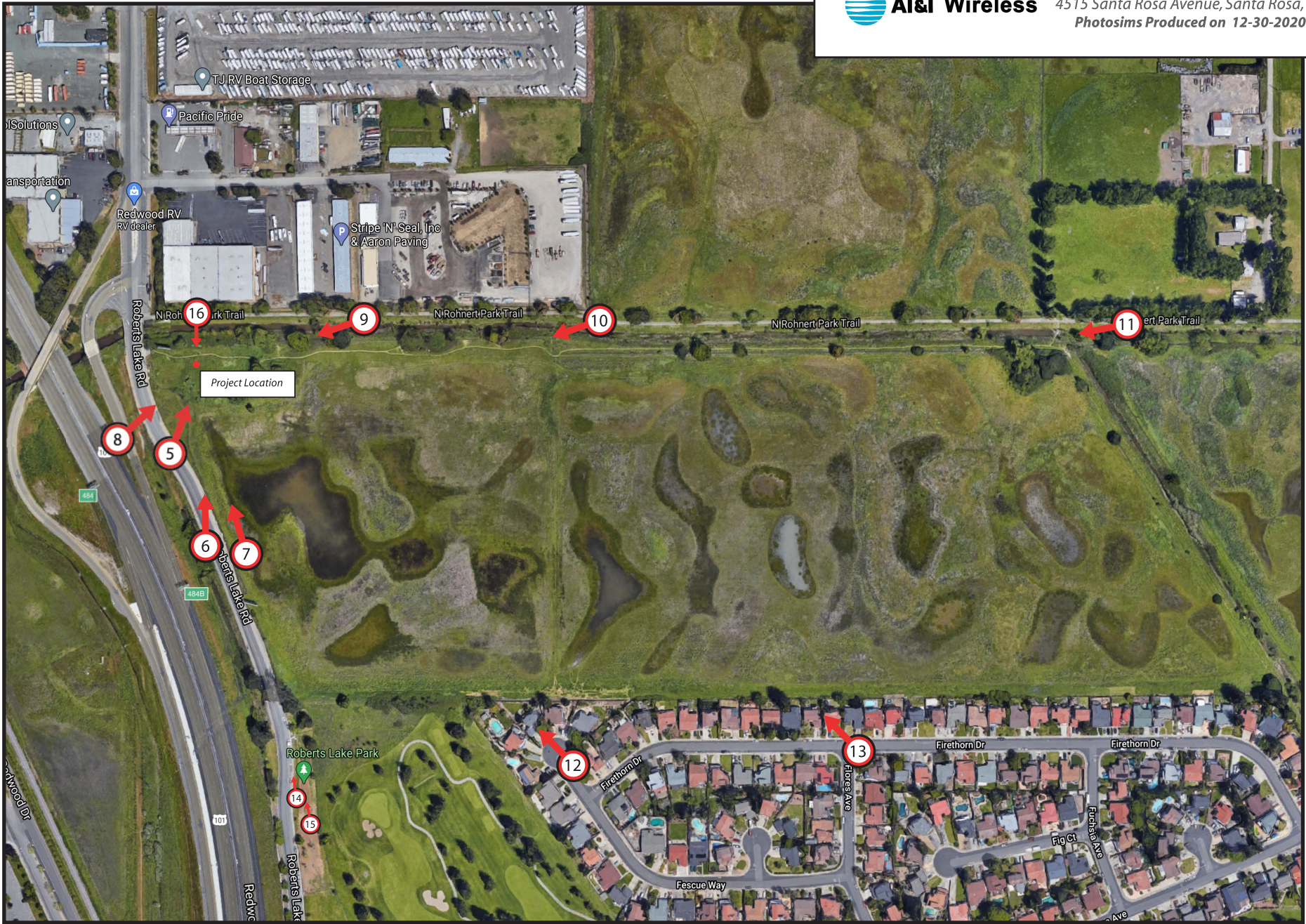


*view from Milbrae Avenue looking northeast at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4514 Santa Rosa Avenue, Santa Rosa, CA  
**Photosims Produced on 4-30-2021**







*Existing*



*Proposed*



*view from Roberts Lake Road looking northeast at site perspective matching SBA view 1*



*Existing*



*Proposed*



*view from Roberts Lake Road looking north at site  
perspective matching SBA view 2*



*Existing*



*Proposed*



*view from Roberts Lake Road looking northwest at site  
perspective matching SBA view 3*



*Existing*



*Proposed*



*view from Roberts Lake Road looking northeast at site  
perspective matching SBA view 4*



*Existing*



*Proposed*



Proposed AT&T  
Installation

*view from N. Rohnert Park Trail looking southwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 4-30-2021



*Existing*



*Proposed*



*view from N. Rohnert Park Trail looking southwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 4-30-2021*



*Existing*



*Proposed*



*Proposed AT&T  
Installation Not Visible*

*view from N. Rohnert Park Trail looking southwest at site*



CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 4-30-2021*



*Existing*



*Proposed*



*view from Fescue Way looking northwest at site*

 **AT&T Wireless**

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 4-30-2021



*Existing*



*Proposed*



Proposed AT&T  
Installation Not Visible

*view from Firethorn Drive looking northwest at site*




*Existing*



*Proposed*



view from Roberts Lake Park northwest at site

 **AT&T Wireless**

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 4-30-2021



*Existing*



*Proposed*



*view from Roberts Lake Park northwest at site*

 **AT&T Wireless**

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
*Photosims Produced on 4-30-2021*



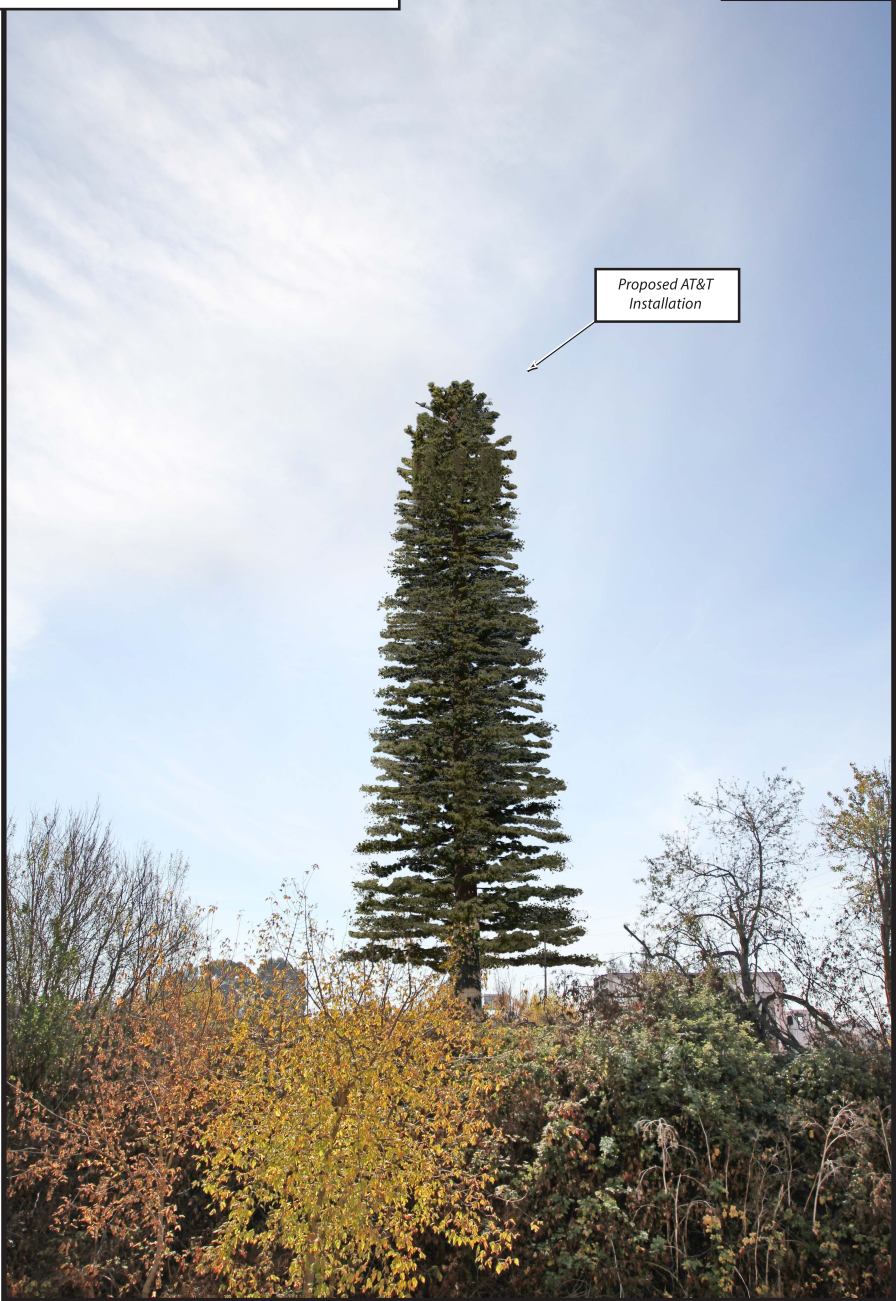
*Existing*



*view from N. Rohnert Park Trail looking south at site*

CCL06387 Santa Rosa Ave & Hwy 101  
4515 Santa Rosa Avenue, Santa Rosa, CA  
Photosims Produced on 4-30-2021

*Proposed*



Proposed AT&T  
Installation