



**NOTES**

APN: 015-370-045  
 OWNER: NORTH COAST COMMERCIAL LLC

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE REPORT OF TITLE BY: NORTH AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 54606-20-00578, DATED DECEMBER 17, 2020, WITHIN SAID TITLE REPORT THERE ARE ELEVEN (11) EXCEPTIONS LISTED, FOUR (4) OF WHICH ARE EASEMENTS AND TWO (2) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060 97C, PANEL NO. 0728E, INDICATES THAT NO PANEL HAS BEEN PRINTED FOR THE SUBJECT PROPERTY'S IMMEDIATE AREA AS NOTED ON THE MERCED COUNTY FLOOD MAP INDEX, DATED DECEMBER 2, 2008 ("PANEL NOT PRINTED - ALL ZONE X")

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 38° 27' 57.15" N NAD 83  
 LONG. 122° 44' 43.42" W NAD 83  
 ELEV. 124.9' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

**LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:**

REAL PROPERTY IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 8 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "SANTA ROSA, INDUSTRIAL PARK, SUBDIVISION NO. 1, CITY OF SANTA ROSA, STATE OF CALIFORNIA," FILED FOR RECORD NOVEMBER 2, 1960 IN BOOK 85 OF MAPS, PAGES 17 AND 18, SONOMA COUNTY RECORDS.

ADDRESS: 2400 BLUEBELL DRIVE SANTA ROSA, CA 95403

APN: 015-370-045-000

**EASEMENT(S) PER TITLE REPORT:**

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION, INCLUDING BUT NOT LIMITED TO:

EASEMENT FOR DRAINAGE EASEMENT, PUBLIC UTILITIES AND INCIDENTAL PURPOSES AFFECTING 15 FEET FROM BLUEBELL DRIVE.  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*

5. AN EASEMENT FOR A RIGHT-OF-WAY FOR THE MAINTENANCE AND OPERATION OF A DRAINAGE DITCH FOR THE PURPOSE OF DRAINAGE SURPLUS WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 1961 AS/IN INSTRUMENT NO. G-43062, BOOK 1813, PAGE 615, OFFICIAL RECORDS.

IN FAVOR OF: KUSHINS, INC  
 AFFECTS: A PORTION OF SAID LAND, AS DESCRIBED THEREIN  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*

7. AN UNRECORDED LEASE DATED MARCH 20, 1992, EXECUTED BY INTERSTATE BATTERY SYSTEM OF THE REDWOOD EMPIRE, INC AS LESSOR AND JOHN P. MARINO AND SANDRA R. MARINO AS LESSEE, AS DISCLOSED BY A SUBORDINATION AGREEMENT RECORDED MARCH 31, 1992 AS INSTRUMENT NO. 1992-0035268 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

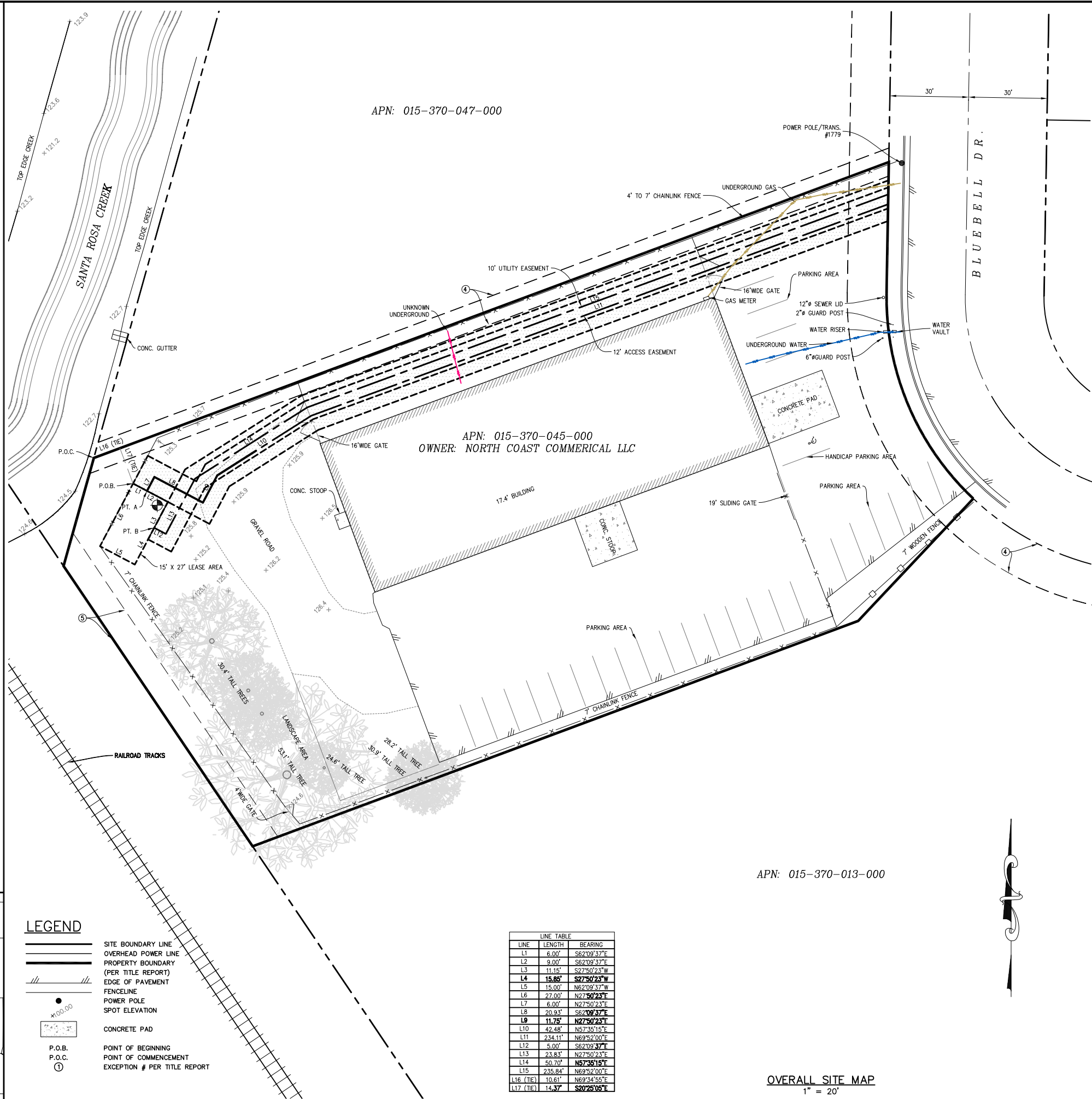
NOTE: THE ABOVE LEASE HAS BEEN SUBORDINATED TO THAT CERTAIN DEED OF TRUST RECORDED MARCH 31, 1992 AS INSTRUMENT NO. 199-0035267, SONOMA COUNTY OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED " ASSIGNMENT OF LEASE AND CONSENT OF LESSOR " RECORDED MARCH 31, 1992 AS INSTRUMENT NO. 1992-0035269 OF OFFICIAL RECORDS.

\*\*\* NOT PLOTTABLE - LOCATION UNDEFINED\*\*\*

9. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE GATEWAYS REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED AUGUST 16, 2006 AS INSTRUMENT NO. 2006101579 OF OFFICIAL RECORDS.

\*\*\* NOT PLOTTABLE - BLANKET IN NATURE\*\*\*



APN: 015-370-047-000

APN: 015-370-045-000  
 OWNER: NORTH COAST COMMERCIAL LLC

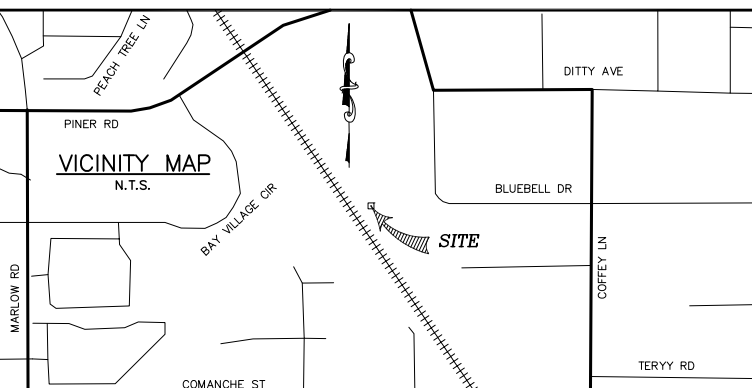
APN: 015-370-013-000

**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD
- P.O.B.
- P.O.C.
- ① EXCEPTION # PER TITLE REPORT

LINE	LENGTH	BEARING
L1	6.00'	S62°09'37"E
L2	9.00'	S62°09'37"E
L3	11.15'	S27°50'23"W
L4	15.85'	S27°50'23"W
L5	15.00'	N62°09'37"W
L6	27.00'	N27°50'23"E
L7	6.00'	N27°50'23"E
L8	20.93'	S62°09'37"E
L9	11.75'	N27°50'23"E
L10	42.48'	N57°35'15"E
L11	234.11'	N69°34'55"E
L12	5.00'	S62°09'37"E
L13	23.83'	N27°50'23"E
L14	50.70'	N57°35'15"E
L15	235.84'	N69°34'55"E
L16 (TIE)	10.61'	N69°34'55"E
L17 (TIE)	14.37'	S20°25'05"E

OVERALL SITE MAP  
 1" = 20'



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SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	BDP	01/18/21
2	LEASE/ESMTS	SL	01/21/21
3	REVISION	EJ	02/02/21
4	REVISION	EJ	02/03/21
5	REVISION	EJ	06/28/21
6	REVISION	LA	11/08/21

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DRAWN BY: BDP  
 CHECKED BY: DA  
 DATE DRAWN: 01/18/21  
 SMITHCO JOB #: 56-1150

SITE NAME

CCL01420  
 BATTERY SYSTEMS

SITE ADDRESS

2400 BLUEBELL DR.  
 SANTA ROSA, CA 95403  
 SONOMA COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY  
 SHEET

C-1



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5	REVISION	LA	11/08/21
6			
7			

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DRAWN BY: BDP  
CHECKED BY: DA  
DATE DRAWN: 01/18/21  
SMITHCO JOB #: 56-1150

SITE NAME

CCL01420  
BATTERY SYSTEMS

SITE ADDRESS

2400 BLUEBELL DR.  
SANTA ROSA, CA 95403  
SONOMA COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY  
SHEET

PROPOSED LEASE AREA DESCRIPTION:

BEING A PORTION OF LOT 8 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "SANTA ROSA, INDUSTRIAL PARK, SUBDIVISION NO. 1, CITY OF SANTA ROSA, STATE OF CALIFORNIA," FILED FOR RECORD NOVEMBER 2, 1960 IN BOOK 85 OF MAPS, PAGES 17 AND 18, SONOMA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 8, THENCE ALONG THE NORTH LINE OF SAID LOT 8, N 69°34'55" E (SHOWN ON SAID MAP AS ), A DISTANCE OF 10.61 FEET; THENCE LEAVING SAID NORTH LINE, S 20°25'05" E, A DISTANCE OF 14.37 FEET TO THE POINT OF BEGINNING:

- COURSE 1) THENCE S 62°09'37" E, A DISTANCE OF 6.00 FEET TO POINT 'A';
- COURSE 2) THENCE CONTINUING S 62°09'37" E, A DISTANCE OF 9.00 FEET;
- COURSE 3) THENCE S 27°50'23" W, A DISTANCE OF 11.15 FEET TO POINT 'B';
- COURSE 4) THENCE CONTINUING S 27°50'23" W, A DISTANCE OF 15.85 FEET;
- COURSE 5) THENCE N 62°09'37" W, A DISTANCE OF 15.00 FEET;
- COURSE 6) THENCE N 27°50'23" E, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 405 SQUARE FEET, MORE OR LESS.

PROPOSED ACCESS EASEMENT DESCRIPTION:

A 12.00 FOOT WIDE STRIP OF LAND OVER AND ACROSS A PORTION OF LOT 8 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "SANTA ROSA, INDUSTRIAL PARK, SUBDIVISION NO. 1, CITY OF SANTA ROSA, STATE OF CALIFORNIA," FILED FOR RECORD NOVEMBER 2, 1960 IN BOOK 85 OF MAPS, PAGES 17 AND 18, SONOMA COUNTY RECORDS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

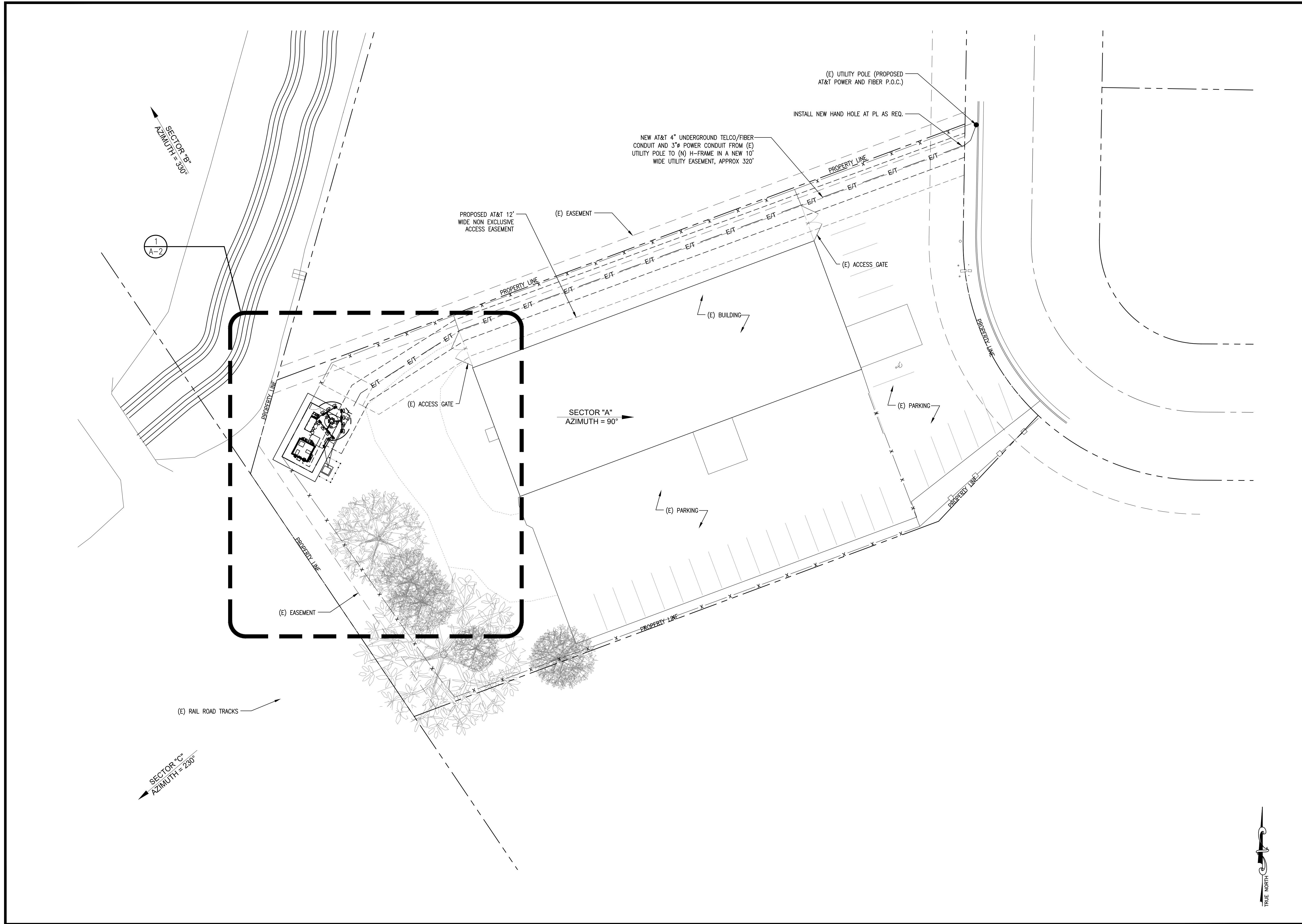
- COURSE 1) THENCE N 27°50'23" E, A DISTANCE OF 6.00 FEET;
- COURSE 2) THENCE S 62°09'37" E, A DISTANCE OF 20.93 FEET;
- COURSE 3) THENCE N 27°50'23" E, A DISTANCE OF 11.75 FEET;
- COURSE 4) THENCE N 57°35'15" E, A DISTANCE OF 42.48 FEET;
- COURSE 5) THENCE N 69°52'00" E, A DISTANCE OF 234.11 FEET TO THE WEST LINE OF BLUEBELL DRIVE AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED UTILITY EASEMENT DESCRIPTION:

A 10.00 FOOT WIDE STRIP OF LAND OVER AND ACROSS A PORTION OF LOT 8 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "SANTA ROSA, INDUSTRIAL PARK, SUBDIVISION NO. 1, CITY OF SANTA ROSA, STATE OF CALIFORNIA," FILED FOR RECORD NOVEMBER 2, 1960 IN BOOK 85 OF MAPS, PAGES 17 AND 18, SONOMA COUNTY RECORDS, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'B';

- COURSE 1) THENCE S 62°09'37" E, A DISTANCE OF 2.50 FEET;
- COURSE 2) THENCE N 27°50'23" E, A DISTANCE OF 24.49 FEET;
- COURSE 3) THENCE N 57°35'15" E, A DISTANCE OF 51.63 FEET;
- COURSE 4) THENCE N 69°52'00" E, A DISTANCE OF 237.07 FEET TO THE WEST LINE OF BLUEBELL DRIVE AND THE TERMINUS OF THIS DESCRIPTION.



CONSULTANT



TSJ CONSULTING INC.  
30767 Gateway Place #194  
Rancho Mission Viejo, CA. 92694

APPLICANT



SITE INFORMATION

**CCL01420B**  
BLUEBELL  
2400 BLUEBELL DR.  
SANTA ROSA, CA 95403

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
4	11/13/21	100% ZD	DC
3	09/20/21	100% ZD	DC
2	02/18/21	100% ZD	DC
1	02/02/21	100% ZD	DC
0	01/19/21	90% ZD	JPC

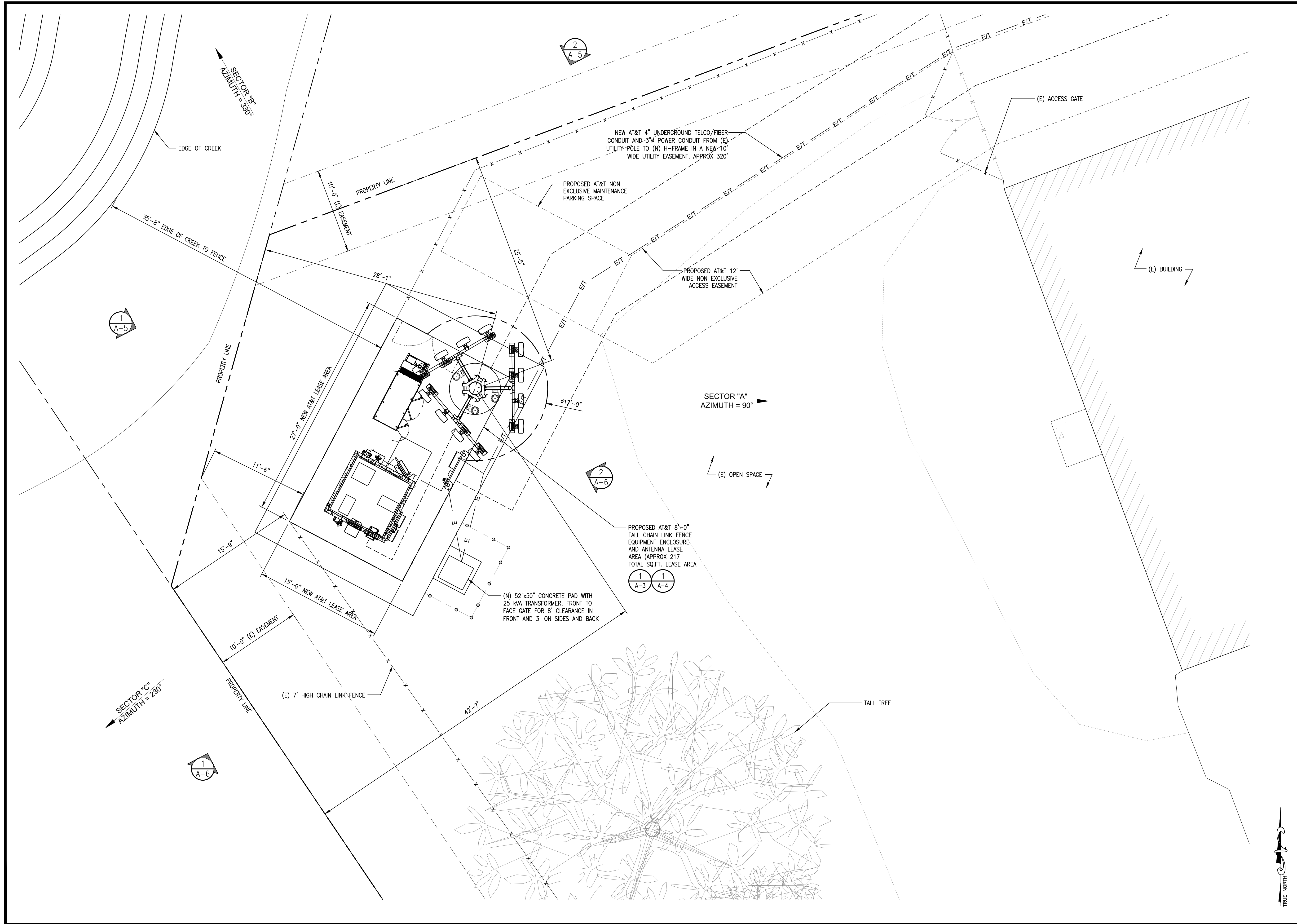
PROFESSIONAL STAMP

SHEET TITLE

**SITE PLAN**

SHEET

**A-1**



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TSJ CONSULTING INC.  
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1	02/02/21	100% ZD	DC
0	01/19/21	90% ZD	JPC

PROFESSIONAL STAMP

SHEET TITLE

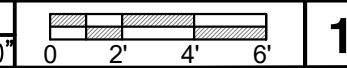
**ENLARGED SITE PLAN**

SHEET

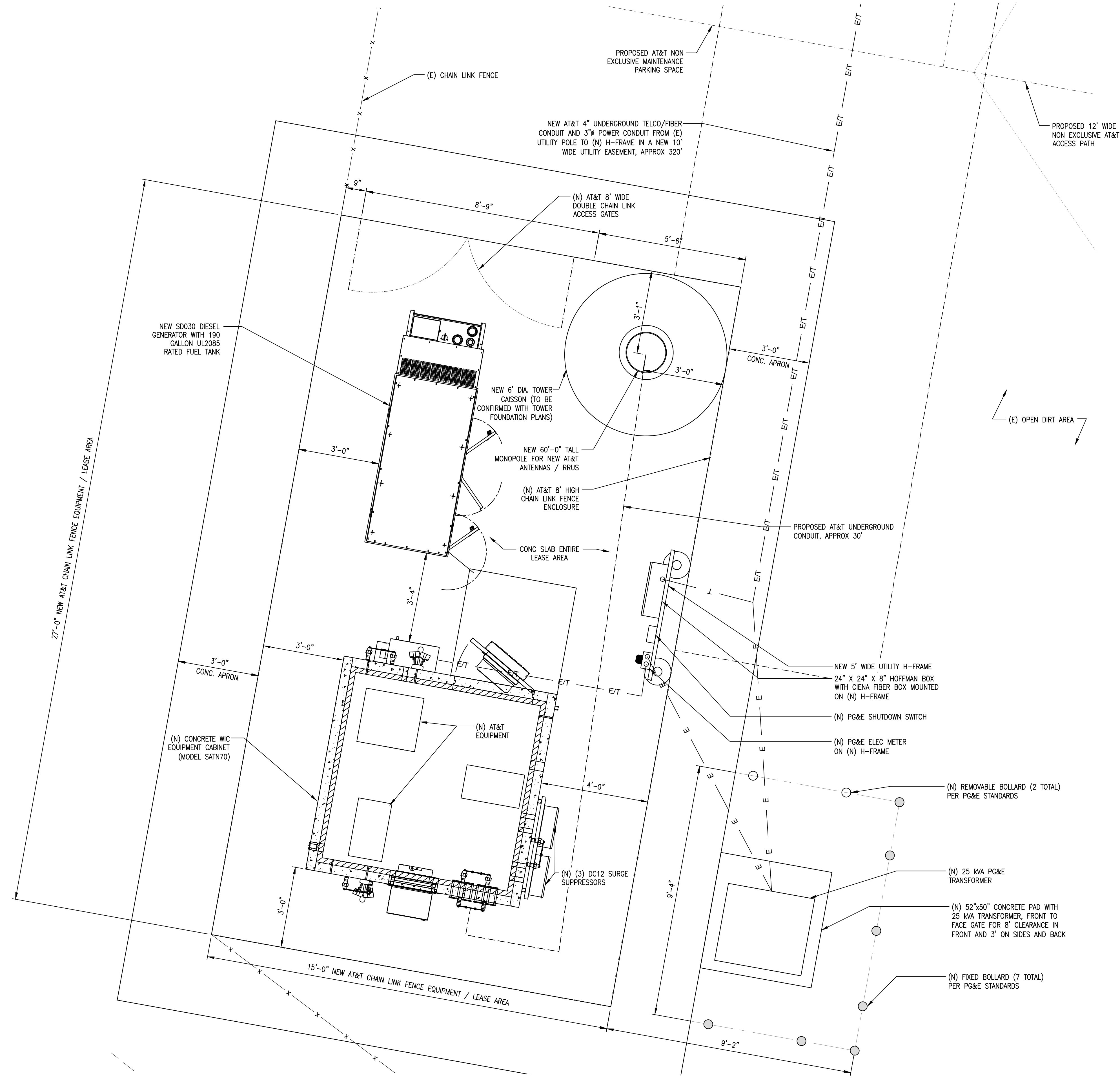
**A-2**

ENLARGED SITE PLAN

SCALE: 3/16"=1'-0"



1



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APPLICANT



SITE INFORMATION

**CCL01420B**  
BLUEBELL  
2400 BLUEBELL DR.  
SANTA ROSA, CA 95403

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
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3	09/20/21	100% ZD	DC
2	02/18/21	100% ZD	DC
1	02/02/21	100% ZD	DC
0	01/19/21	90% ZD	JPC

PROFESSIONAL STAMP

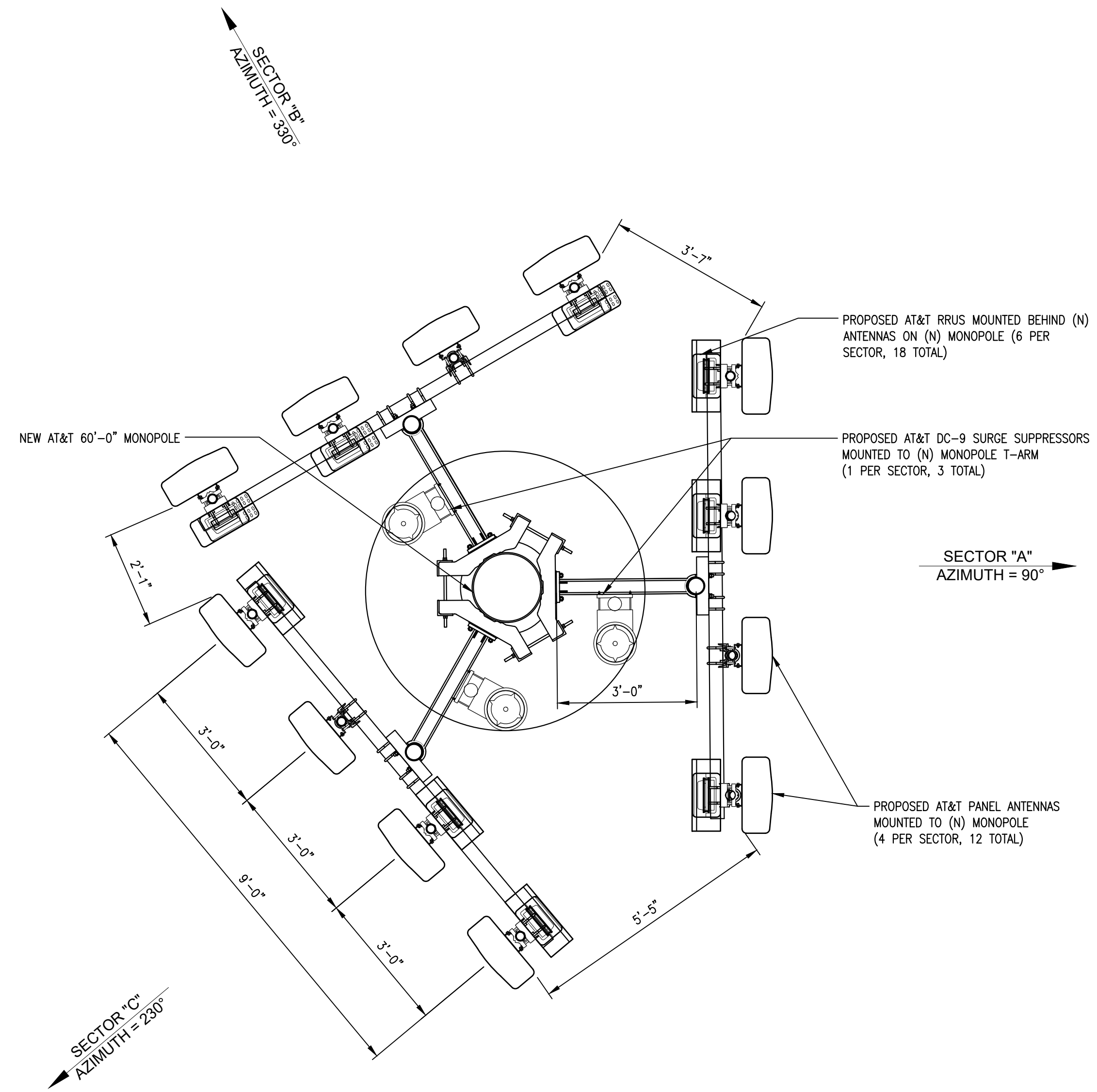
SHEET TITLE

**EQUIPMENT LAYOUT**

SHEET

**A-3**

SECTOR	TECHNOLOGY	ANTENNA MODEL	AZIMUTH	RAD CENTER (A.G.L.)	RRU MODEL	FIBER/DC LENGTH	COAX JUMPER LENGTH	DC FEEDS
A	A1	LTE 700/1900 5G 850	90°	57'-0"	(1) RRU 4449 B5/B12 (1) RRU 8843 B2/B66A	TRUNK1 75M	±80'-0"	4
	A2	LTE AWS	90°	57'-0"	-	TRUNK1 75M	±80'-0"	-
	A3	LTE 700/AWS	90°	57'-0"	(1) RRU 4478 B14 (1) RRU 4426 B66	TRUNK2 50M	±8'-0"	2
	A4	LTE 700/WCS	90°	57'-0"	(1) RRU E2 B29 (1) RRU 4415 B30	TRUNK2 50M	±8'-0"	2
B	B1	LTE 700/1900 5G 850	330°	57'-0"	(1) RRU 4449 B5/B12 (1) RRU 8843 B2/B66A	TRUNK1 75M	±80'-0"	4
	B2	LTE AWS	330°	57'-0"	-	TRUNK1 75M	±80'-0"	-
	B3	LTE 700/AWS	330°	57'-0"	(1) RRU 4478 B14 (1) RRU 4426 B66	TRUNK3 50M	±8'-0"	2
	B4	LTE 700/WCS	330°	57'-0"	(1) RRU E2 B29 (1) RRU 4415 B30	TRUNK2 50M	±8'-0"	2
C	C1	LTE 700/1900 5G 850	230°	57'-0"	(1) RRU 4449 B5/B12 (1) RRU 8843 B2/B66A	TRUNK1 75M	±80'-0"	4
	C2	LTE AWS	230°	57'-0"	-	TRUNK1 75M	±80'-0"	-
	C3	LTE 700/AWS	230°	57'-0"	(1) RRU 4478 B14 (1) RRU 4426 B66	TRUNK3 50M	±8'-0"	2
	C4	LTE 700/WCS	230°	57'-0"	(1) RRU E2 B29 (1) RRU 4415 B30	TRUNK2 50M	±8'-0"	2
TOTALS		(12) ANTENNAS			(18) RRU	(3) FIBER TRUNKS 50M		24 DC FEEDS



SCALE: 1/2"=1'-0"

CONSULTANT



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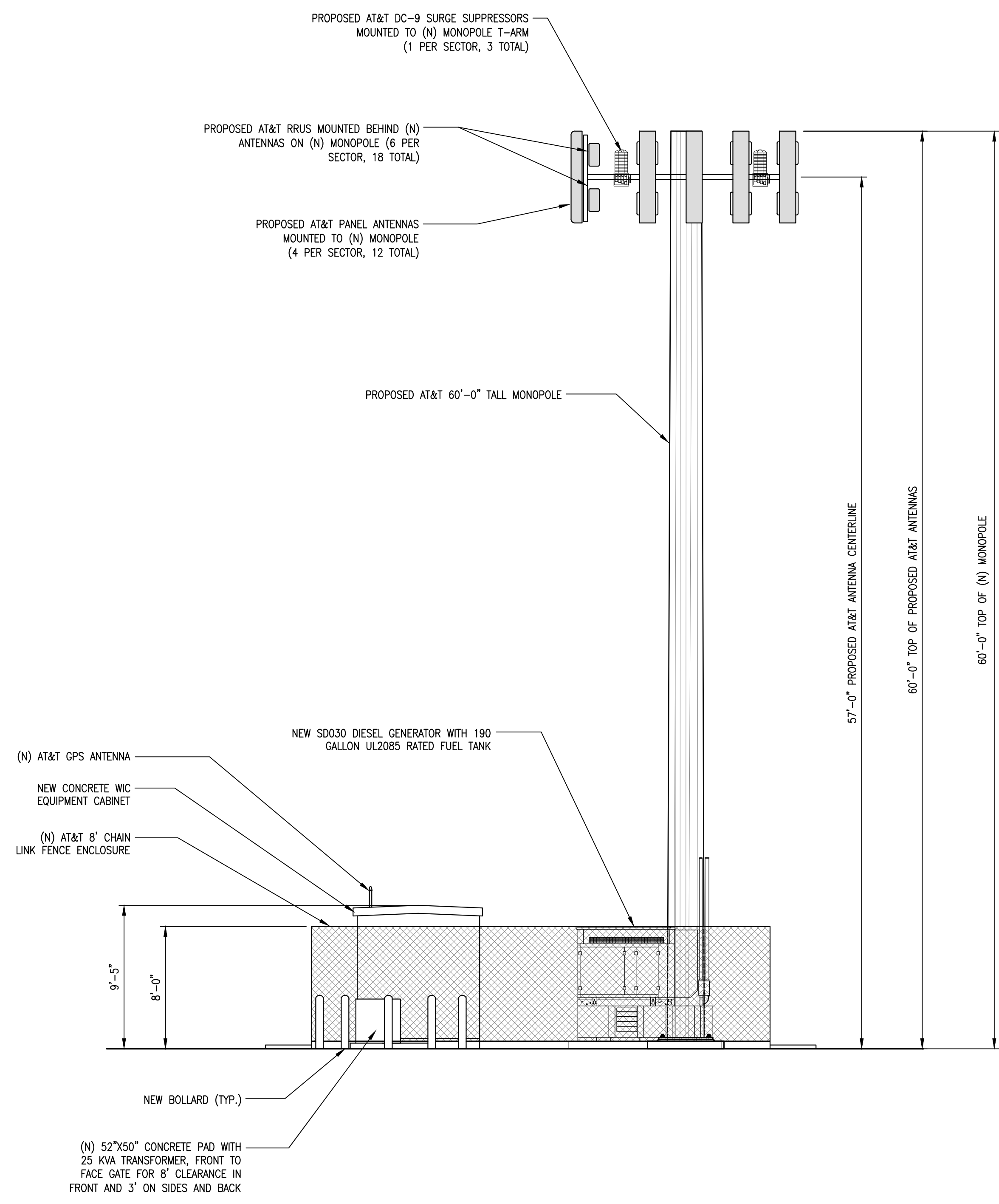
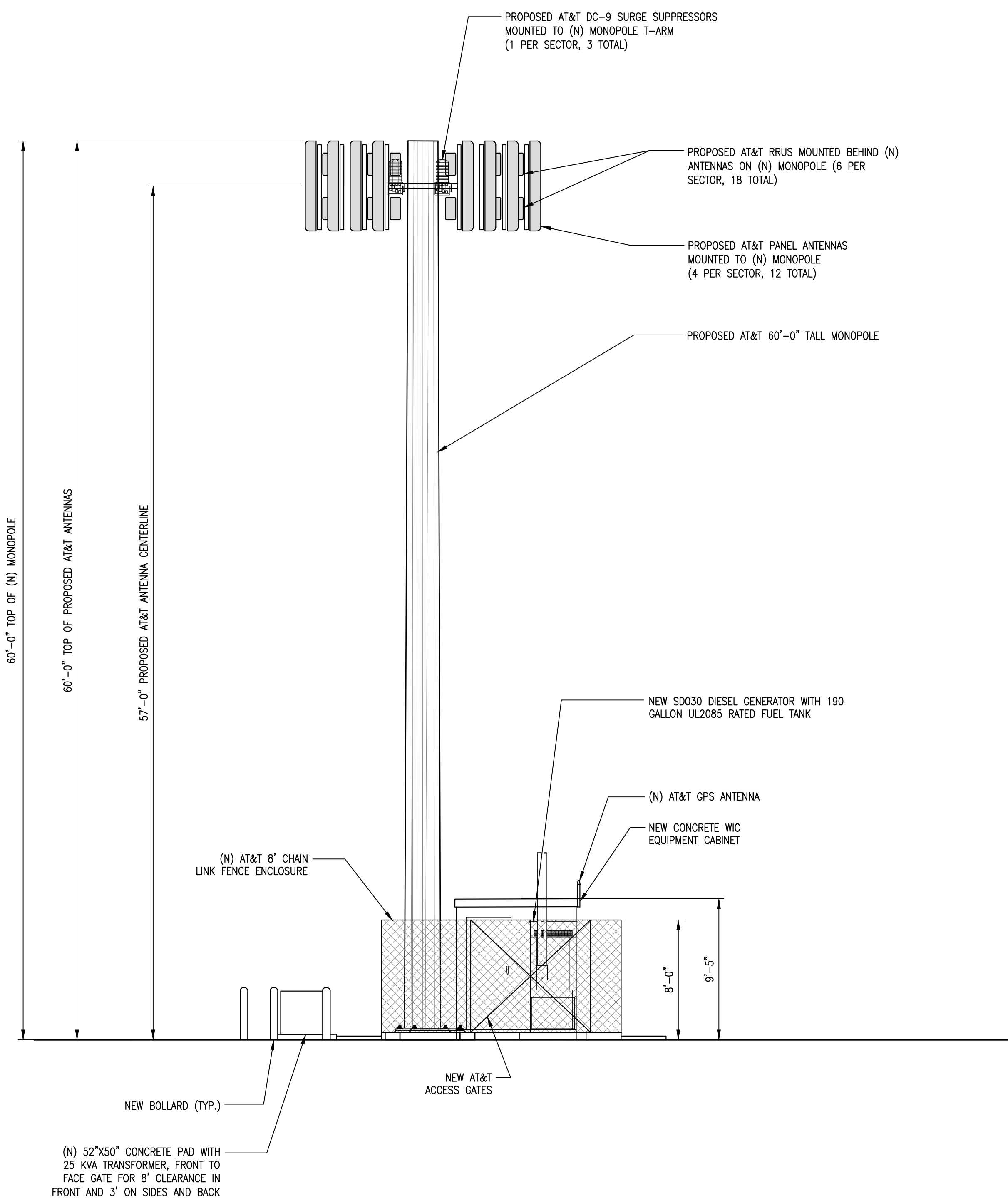
PROFESSIONAL STAMP

SHEET TITLE

ANTENNA LAYOUT,  
ANTENNA  
SCHEDULE

SHEET

A-4



NORTHEAST ELEVATION

SCALE: 3/16"=1'-0" 0 2 4 6 2

SOUTHEAST ELEVATION

SCALE: 3/16"=1'-0" 0 2 4 6 1

CONSULTANT



APPLICANT



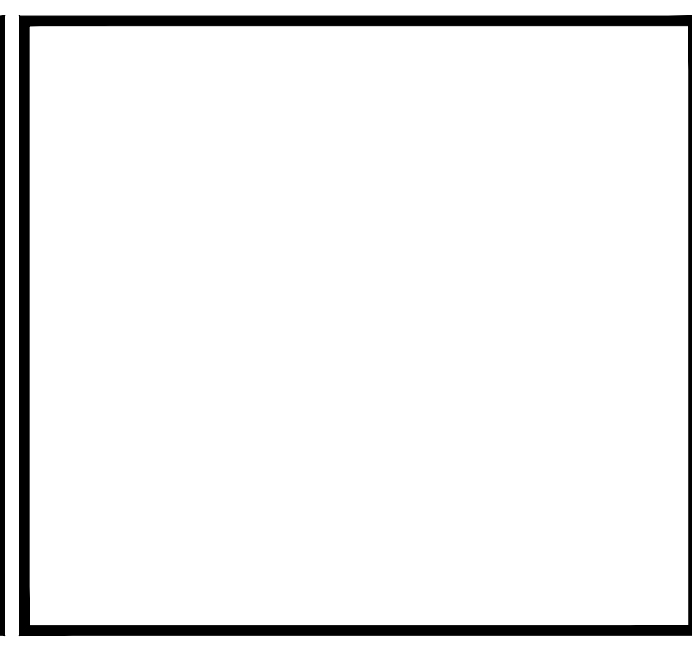
SITE INFORMATION

**CCL01420B**  
**BLUEBELL**  
 2400 BLUEBELL DR.  
 SANTA ROSA, CA 95403

DESIGN RECORD

REVISIONS				
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1	02/02/21	100% ZD	DC	
0	01/19/21	90% ZD	JPC	

PROFESSIONAL STAMP



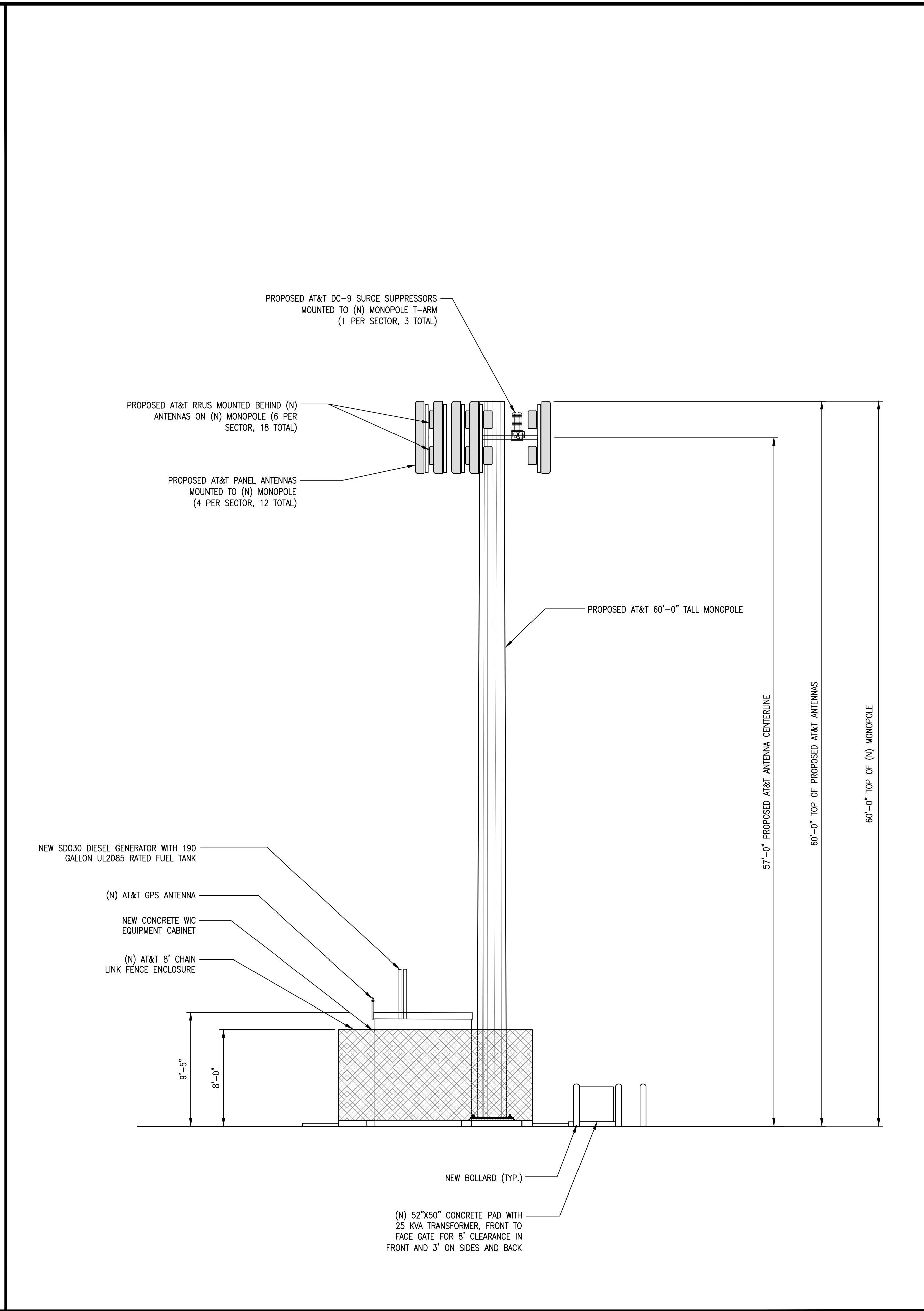
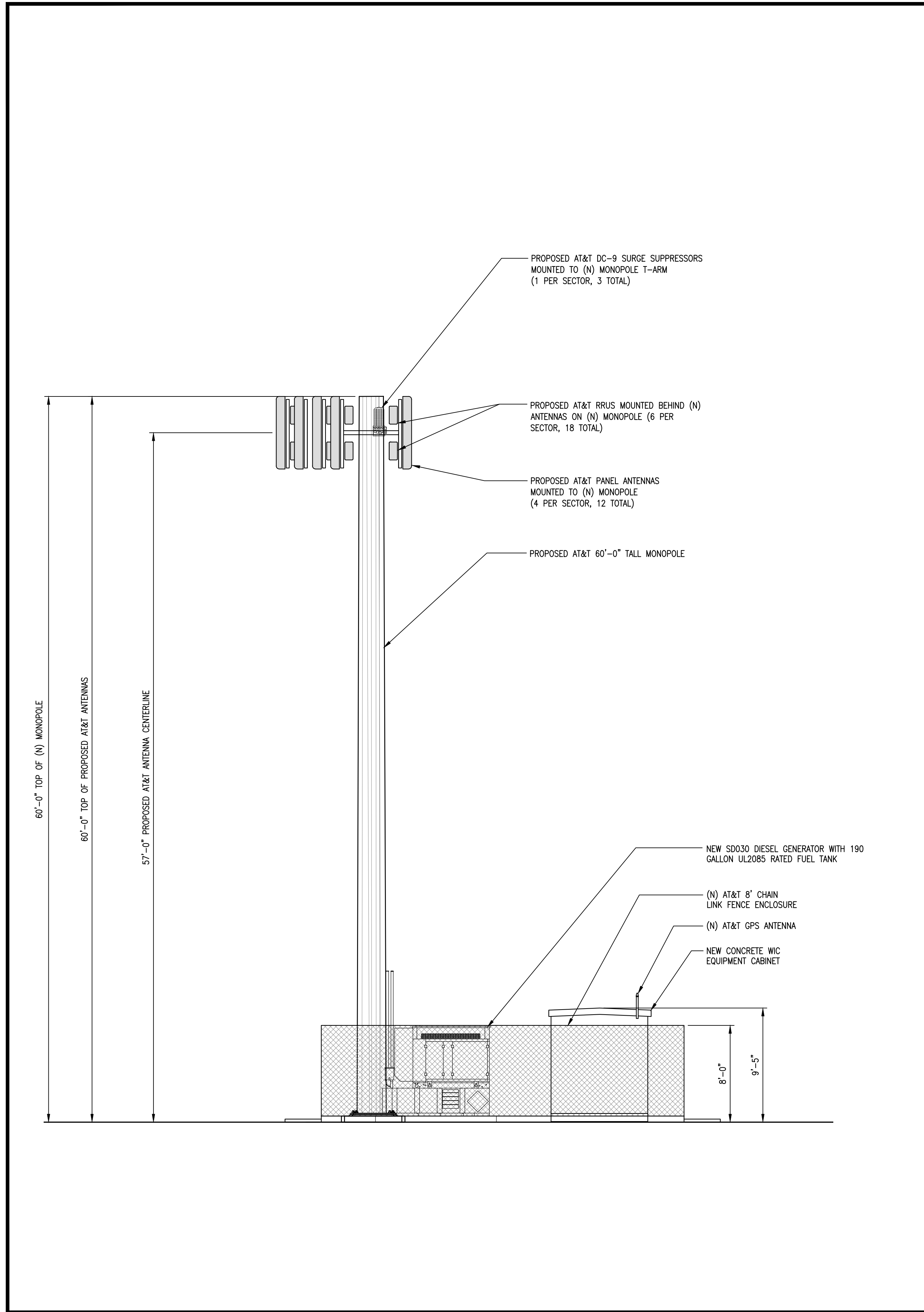
SHEET TITLE

ELEVATIONS

SHEET

A-5





**NORTHWEST ELEVATION**

SCALE: 3/16"=1'-0" 0 2 4 6 **2**

**SOUTH WEST ELEVATION**

SCALE: 3/16"=1'-0" 0 2 4 6 **1**

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0	01/19/21	90% ZD	JPC

PROFESSIONAL STAMP

SHEET TITLE

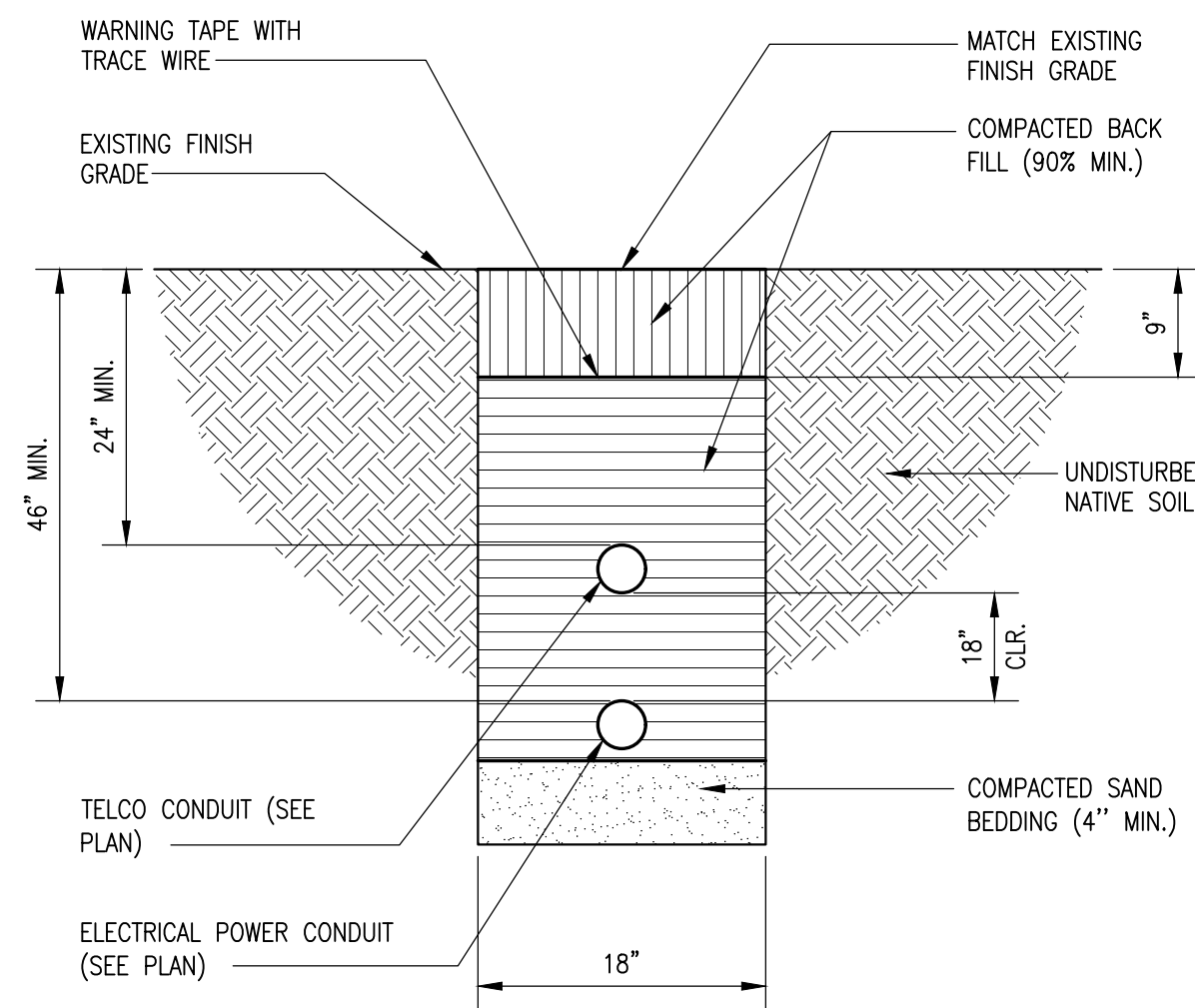
**ELEVATIONS**

SHEET

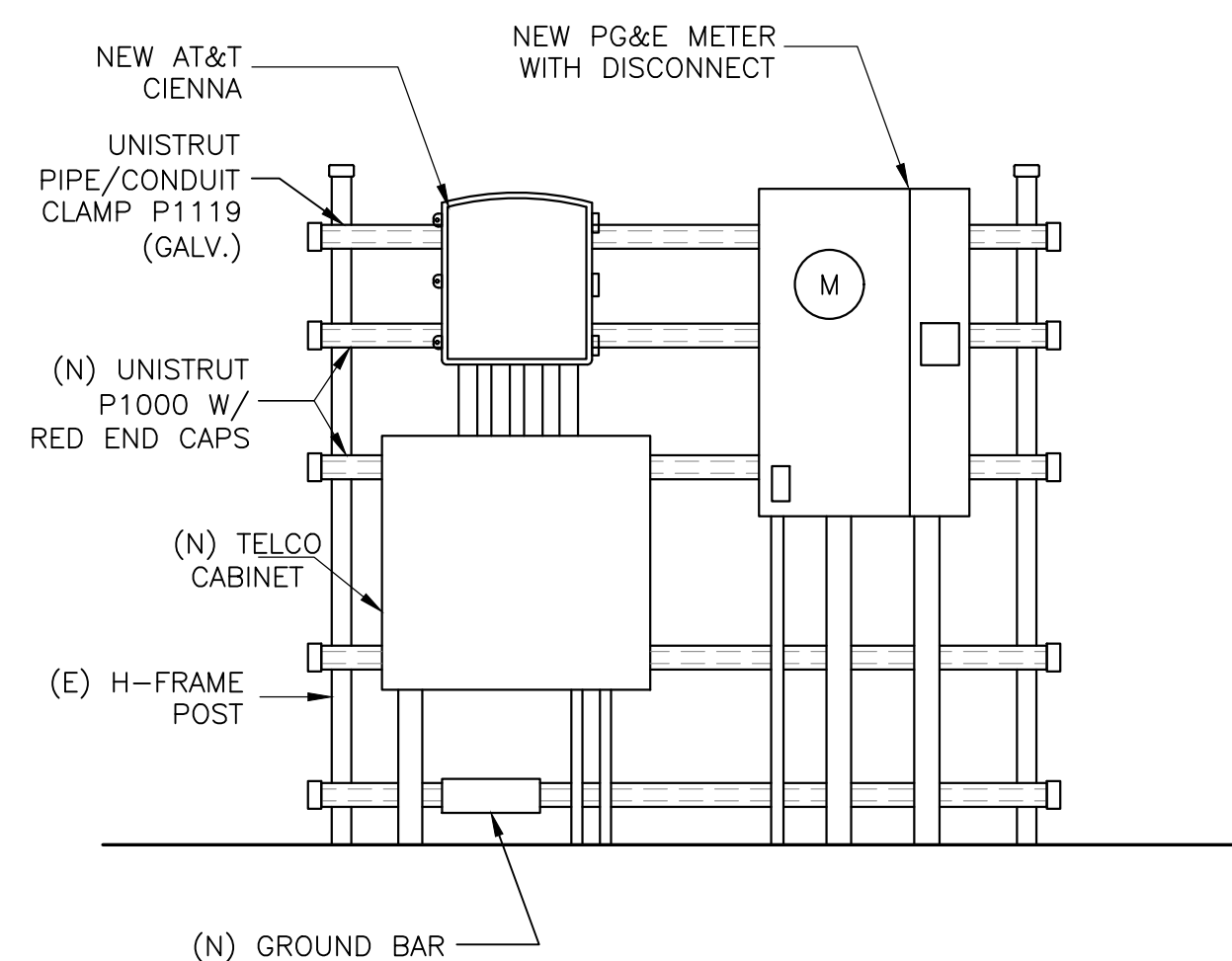
**A-6**

PANEL 'A' SCHEDULE											
120/240V, 1 PHASE, 3W					INTERSECT # MP1220042-3R-B						
200A BUS, 42 KAIC					200A MAIN BKR (COMMERCIAL PWR) 42 KAIC SERIES RATED						
UL LISTED SERVICE ENTRANCE EQUIPMENT											
MAIN BREAKER RATING (A):			200			SYSTEM VOLTAGE (V):			240		
DESCRIPTION	VA	chc	BKR	POSN	L1	L2	POSN	BKR	chc	VA	DESCRIPTION
RECTIFIER #1	1752	NC	30	1	1802		2	15	C	50	SMOKE DETECTOR
	1752	NC		3	1902		4	20	C	150	LIGHTING
	1752	NC		5	2472		6	20	NC	720	CONV OUTLETS
RECTIFIER #2	1752	NC	30	7	1902		8	15	NC	150	EMERGENCY LTG
	1752	NC		9	3496		10	40	NC	1744	HVAC #1
1752	NC		11		3496	12	40	NC	1744		
RECTIFIER #3	1752	NC	30	13	2247		14	15	NC	495	FCU #1
	1752	NC		15	2247		16	15	NC	495	
RECTIFIER #4	1752	NC	30	17	1752		18	15	NC	0	HVAC #2 (NOTE 2)
	1752	NC		19		1752	20	40	NC	0	
RECTIFIER #5	1752	NC	30	21	1752		22	15	NC	0	FCU #2 (NOTE 2)
	1752	NC		23		1752	24	15	NC	0	
RECTIFIER #6	1752	NC	30	25	1932		26	15	NC	180	G.F.I. (W.P.)
	1752	NC		27		2232	28	20	NC	480	
RECTIFIER #7	1752	NC	30	29	600		30	20	NC	600	GENERATOR HEATER
				31		0	32				SPACE
				33		0	34				
				35		0	36				
				37		0	38				
				39		0	40	30	NC	-	SURGE ARRESTOR
				41		0	42				
PHASE TOTALS (VA):					16053	15243					
CURRENT PER PHASE (A):					129	123	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					30256		Legend: c = continuous, nc = non-continuous				
PANEL CAPACITY (kVA):					48.0		CONNECTED LOAD (kVA): 30.3				
PANEL LOADING (100% non-cont. load) (kVA):					30.1						
PANEL LOADING (125% continuous load) (kVA):					0.3						
PANEL LOADING (TOTAL) (kVA):					30.4						
SPARE CAPACITY (kVA):					17.6						

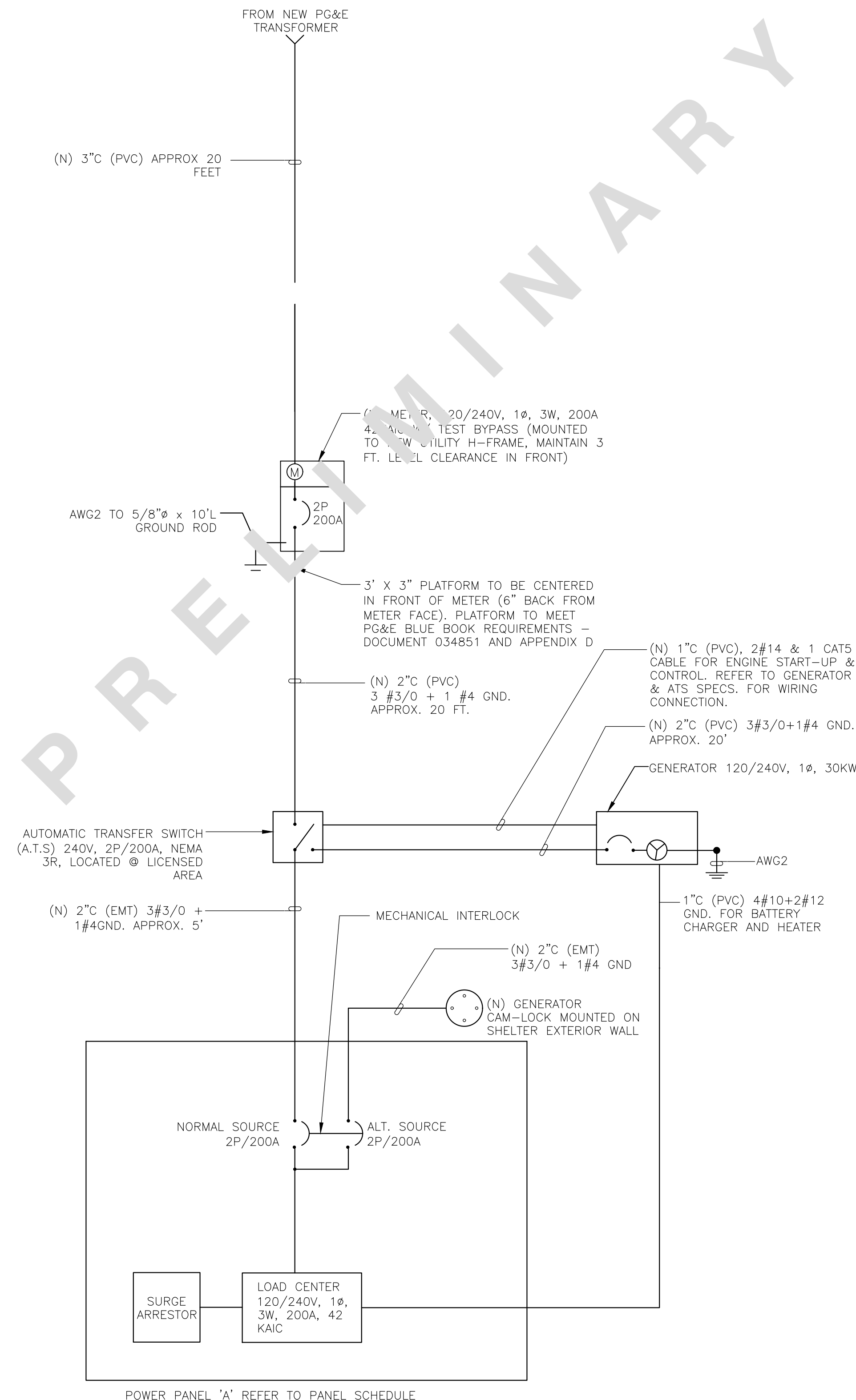
- NOTES:
1. MAIN (COMMERCIAL) BREAKER IS SQUARE D # QGL22200 WHICH IS RATED 65 KAIC. BRANCH BREAKERS SHALL BE SQUARE D TYPE QO RATED 10 KAIC. ALL BREAKERS PROVIDED BY GC.
  2. REDUNDANT A/Cs INTERLOCKED WITH LEAD-LAG CONTROLLER TO PREVENT SIMULTANEOUS OPERATION OF BOTH SYSTEMS. (OMIT FROM OPERATING LOAD)
  3. LIGHTING ARE DESIGNED & INSTALLED BY WIC MANUFACTURER
  4. PROVIDE ARC FLASHING WARNING MARKING PER CEC 110.16



TRENCH DETAIL NO SCALE 2



H-FRAME DETAIL NO SCALE 3



NO SCALE 1

CONSULTANT

TSJ CONSULTING INC.  
30767 Gateway Place #194  
Rancho Mission Viejo, CA. 92694

APPLICANT

SITE INFORMATION

CCL01420B  
BLUEBELL  
2400 BLUEBELL DR.  
SANTA ROSA, CA 95403

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
4	11/13/21	100% ZD	DC
3	09/20/21	100% ZD	DC
2	02/18/21	100% ZD	DC
1	02/02/21	100% ZD	DC
0	01/19/21	90% ZD	JPC

PROFESSIONAL STAMP

SHEET TITLE

PANEL SCHEDULE,  
SINGLE LINE  
DIAGRAM & DETAILS

SHEET

E-1

PANEL SCHEDULE NO SCALE 4