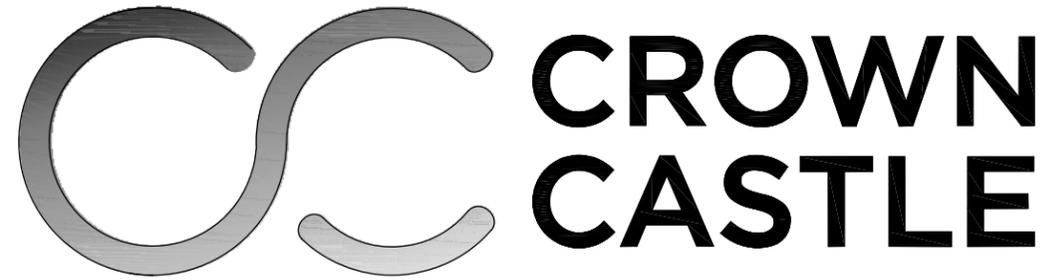


RECEIVED

By E07081 at 8:36 am, Dec 29, 2020



CODDINGTON
1236 CLEVELAND AVENUE
SANTA ROSA, CA 95401
855667

CODDINGTON

855667
 1236 CLEVELAND AVENUE
 SANTA ROSA, CA 95401

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/03/20	ZD 90%	A.A.
	10/19/20	ZD 100%	A.A.
	-	-	-
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: A. ARIA
 CHECKED BY: S. SAVG
 APPROVED BY: -
 DATE: 09/03/20

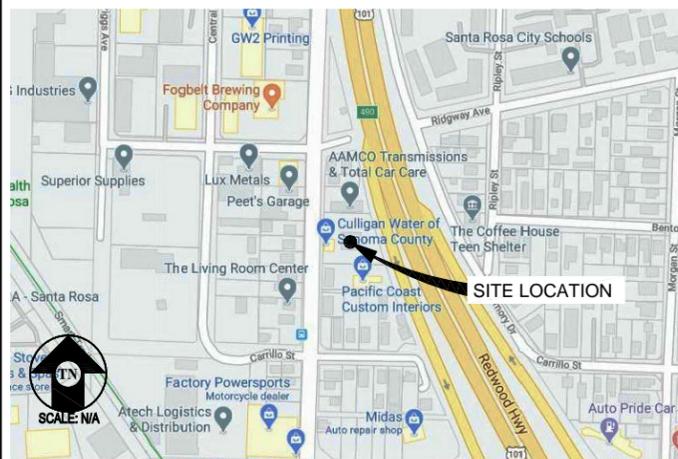
Streamline Engineering and Design, Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorensen Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PROJECT DESCRIPTION

- A (P) CROWN CASTLE UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:
- (P) CROWN CASTLE AROUND ±24'-0" X 37'-0" (888 SQ FT) MULTI CARRIER EQUIPMENT COMPOUND W/ 6' HIGH CHAIN LINK FENCE W/ BROWN PRIVACY SLATS
 - (P) 83'-0" TALL MONOPINE
 - (P) 80KW DIESEL GENERATOR ON (P) 210 GALLON U.L. 142 RATED FUEL TANK

VICINITY MAP



CODE COMPLIANCE

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

- 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

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

PROJECT INFORMATION

SITE NAME:	CODDINGTON	SITE #:	855667
COUNTY:	SONOMA COUNTY	JURISDICTION:	CITY OF SANTA ROSA
APN:	012-061-032	POWER:	PG&E
SITE ADDRESS:	1236 CLEVELAND AVENUE SANTA ROSA, CA 95401	TELEPHONE:	AT&T
CURRENT ZONING:	CG - GENERAL COMMERCIAL CG-SA		
CONSTRUCTION TYPE:	I-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	JB FISH CO., LLC.		
APPLICANT:	CROWN CASTLE 1 PARK PLACE, SUITE 300 DUBLIN, CA 94568		
ZONING CONTACT:	ATTN: JASON OSBORNE (415) 529 8868 JASON@BEACONDEV.NET		
CONSTRUCTION CONTACT:	ATTN: BRAD PAYTON (530) 320-8566		
LATITUDE:	N 38° 26' 53.16" NAD 83		
LONGITUDE:	W 122° 43' 34.49" NAD 83		
ATTN:	±149'		

DRIVING DIRECTIONS

- FROM: 1 PARK PLACE, SUITE 300, DUBLIN, CA 94568
 TO: 1236 CLEVELAND AVENUE, SANTA ROSA, CA 95401
- HEAD SOUTH ON PARK PL TOWARD DUBLIN BLVD 240 FT
 - TURN LEFT ONTO DUBLIN BLVD 0.1 MI
 - USE THE RIGHT 2 LANES TO TURN RIGHT ONTO HACIENDA DR 0.2 MI
 - USE THE RIGHT 2 LANES TO TAKE THE INTERSTATE 580 W RAMP TO OAKLAND 0.2 MI
 - MERGE ONTO I-580 W 11.4 MI
 - KEEP RIGHT AT THE FORK TO STAY ON I-580 W, FOLLOW SIGNS FOR OAKLAND/SAN FRANCISCO 15.6 MI
 - USE THE RIGHT 2 LANES TO MERGE ONTO I-580 W/I-80 E TOWARD BERKELEY/SACRAMENTO 0.8 MI
 - KEEP LEFT TO STAY ON I-580 W/I-80 E 3.5 MI
 - USE THE RIGHT 2 LANES TO TAKE EXIT 13B FOR I-580 TOWARD SAN RAFAEL/POINT RICHMOND 0.5 MI
 - CONTINUE ONTO I-580 W 13.0 MI
 - MERGE ONTO US-101 N 37.9 MI
 - TAKE EXIT 490 FOR COLLEGE AVE 0.2 MI
 - USE THE LEFT 2 LANES TO TURN LEFT ONTO COLLEGE AVE 0.2 MI
 - TURN RIGHT ONTO CLEVELAND AVE 0.1 MI
- END AT: 1236 CLEVELAND AVENUE, SANTA ROSA, CA 95401
 ESTIMATED TIME: 1 HOUR 32 MINUTES ESTIMATED DISTANCE: 83.9 MILES

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	SURVEY	-
C-2	SURVEY	-
C-3	SURVEY	-
A-1	OVERALL SITE PLAN	-
A-2	SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAIL	-
A-4	ANTENNA PLAN & DETAIL	-
A-5	ELEVATIONS	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T

PRELIMINARY:
 NOT FOR
 CONSTRUCTION

KEVIN R. SORENSEN
 S4469



4301 HACIENDA DR, SUITE 410
 PLEASANTON, CA 94588

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PROPERTY INFORMATION

PARENT PARCEL

① JB FISH, CO., LLC., A CALIFORNIA LIMITED LIABILITY COMPANY
 APN: 012-061-032

Address:
 1236 CLEVELAND AVENUE,
 SANTA ROSA, CA 95401

ADJACENT PARCELS

② BYRON & DOROTHY HOHNSTEIN TRUST
 APN: 012-061-028

③ 1232 CLEVELAND AVENUE LLC
 APN: 012-061-034

APN: 012-071-004

APN: 012-071-005

APN: 012-071-006

APN: 012-071-007

APN: 012-061-028

APN: 012-061-032
 OWNER(S): JB FISH CO., LLC
 DEED REF.: DOC. NO. 2008045116

APN: 012-061-034

SURVEY PERFORMED FOR:

 1500 Corporate Drive
 Canonsburg, PA 15317

SURVEY PERFORMED BY:
 SMITHCO SURVEYING ENGINEERING
 2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
 Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: SL | CHK BY: DA | JOB NO.: 47-650

SURVEYOR'S CERTIFICATION:
 I hereby certify to Crown Castle and Fidelity National Title Insurance Company.
 SURVEYOR NAME: D'ARTAGNAN ALBA

 SIGNATURE

 DATE

LEASE AREA ZONING: CG - GENERAL COMMERCIAL

LEASE AREA FLOOD NOTE:
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060381, PANEL NO. 0728E, INDICATES THAT NO PANEL HAS BEEN PRINTED FOR THE SUBJECT PROPERTY'S IMMEDIATE AREA AS NOTED ON THE SONOMA COUNTY FLOOD MAP INDEX, DATED MARCH 7, 2017 ("PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARDS")

BASIS OF NORTH:
 ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2010.00) ZONE 2.

- NOTES:**
1. SURVEY PERFORMED ON 08/03/2020.
 2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM NAD 83, WITH NAVD 88 VERTICAL DATUM.
 3. THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED AND MARKED ON THE SURFACE BY AN INDEPENDENT PRIVATE UNDERGROUND LOCATING SERVICE. THESE MARKINGS HAVE BEEN SURVEYED AND SHOWN HEREON.
 4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
 5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
 6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
00	08/18/20	PRELIMINARY	SL

SITE INFORMATION:

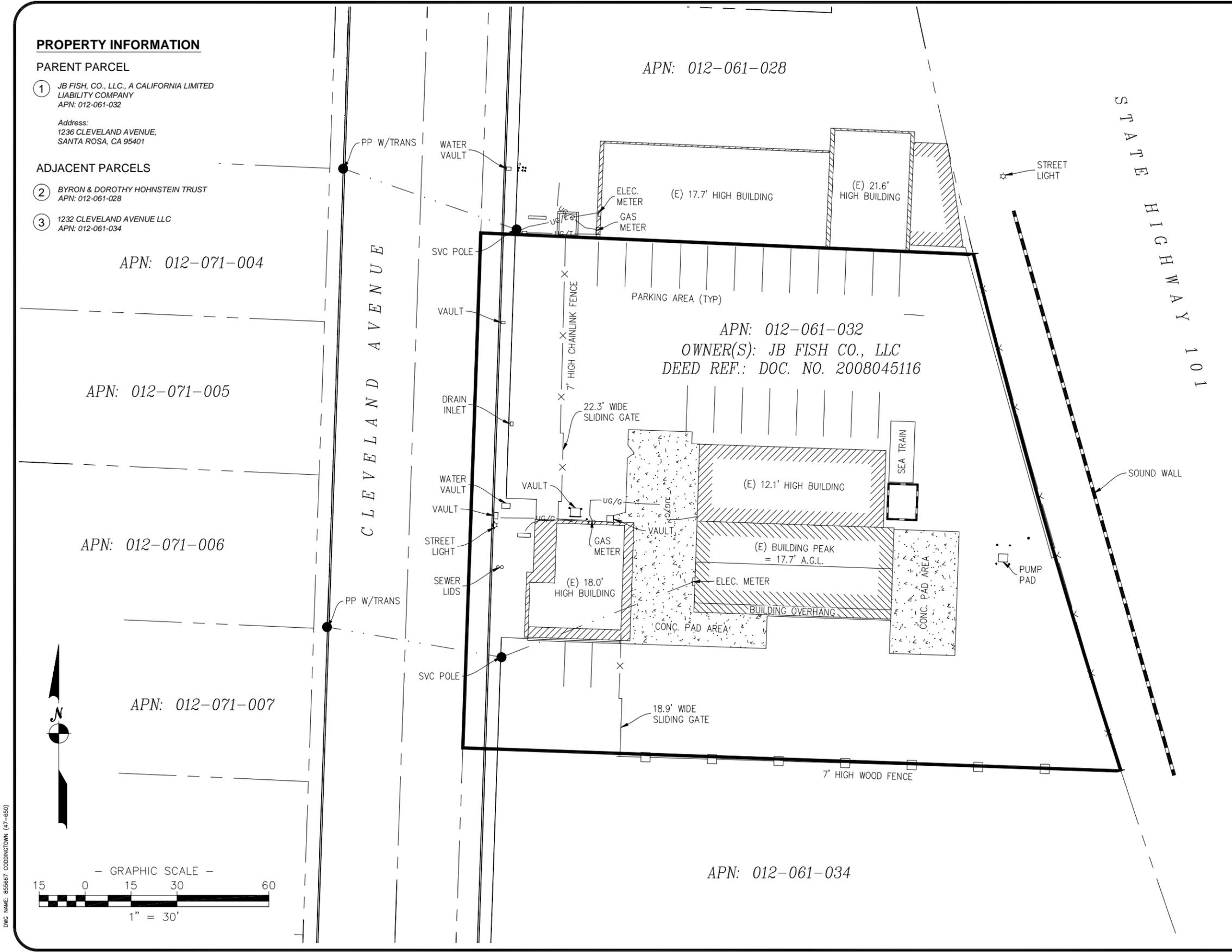
Name	CODDINGTONTOWN
BUN	855667
Address	1236 CLEVELAND AVENUE SANTA ROSA, CA 95401
County	SONOMA COUNTY

SITE LOCATED IN:
 XXXX

TOPOGRAPHIC SURVEY

SHEET TITLE: PROPERTY OVERVIEW

SHT NAME: V-02 | **SHT NO:** 2 OF 4



DWG NAME: 855667 CODDINGTONTOWN (47-650)



APN: 012-061-032
 OWNER(S): JB FISH CO., LLC
 DEED REF.: DOC. NO. 2008045116

SURVEY PERFORMED FOR:

 1500 Corporate Drive
 Canonsburg, PA 15317

SURVEY PERFORMED BY:
 SMITHCO SURVEYING ENGINEERING
 2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
 Tele: (661) 393-1217 | Fax: (661) 393-1218
 DRAWN BY: SL | CHK BY: DA | JOB NO.: 47-650

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 SURVEYOR NAME: D'ARTAGNAN ALBA

 SIGNATURE

 DATE

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REV	DATE	DESCRIPTION	DRWN
00	08/18/20	PRELIMINARY	SL

SITE INFORMATION:
 Name: CODDINGTOWN
 BUN: 855667
 Address: 1236 CLEVELAND AVENUE
 SANTA ROSA, CA 95401
 County: SONOMA COUNTY

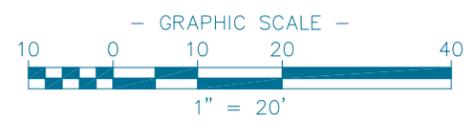
SITE LOCATED IN:
 XXXX

TOPOGRAPHIC SURVEY

SHEET TITLE: SITE DETAIL

SHT NAME: V-03 | SHT NO: 3 OF 4

DWG NAME: 855667 CODDINGTOWN (47-650)



PARENT PARCEL LEGAL DESCRIPTION

PER GRANT DEED, DOCUMENT NO. 2008045116

SITUATED IN THE STATE OF CALIFORNIA, CITY OF SANTA ROSA, COUNTY OF SONOMA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF CLEVELAND AVENUE, (FORMERLY BENTON STREET) 3531.14 FEET NORTHERLY FROM THE INTERSECTION OF THE SAID EASTERLY LINE OF CLEVELAND AVENUE (FORMERLY BENTON STREET) WITH THE NORTHERLY LINE OF CARRILLO STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF CLEVELAND AVENUE (FORMERLY BENTON STREET) 162.8 FEET; THENCE AT RIGHT ANGLES EASTERLY 264.4 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 162.8 FEET; THENCE AT RIGHT ANGLES WESTERLY 264.4 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 8 OF MORGAN BROS. ADDITION TO SANTA ROSA.

EXCEPTING THEREFROM THE FOLLOWING:

- (1) ALL THAT PORTION CONVEYED BY NICK RUBCIC AND MARY RUBCIC, HIS WIFE, TO ROCCO PALETTO AND NELLA PALETTO, HIS WIFE, AS JOINT TENANTS, BY DEED DATED MAY 24, 1946 AND RECORDED MAY 24, 1946 IN BOOK 653 OF OFFICIAL RECORDS, PAGE 220, RECORDER'S SERIAL NO. C-18556.
 - (2) ALL THAT PORTION DESCRIBED IN DECREE OF FINAL ORDER OF CONDEMNATION ISSUED OUT OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SONOMA, NO. 27975, THE PEOPLE OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF PUBLIC WORKS, PLAINTIFF VS. NICK RUBCIC, ET AL, DEFENDANTS, DATED SEPTEMBER 24, 1946, A CERTIFIED COPY RECORDED SEPTEMBER 24, 1946 IN BOOK 703 OF OFFICIAL RECORDS, PAGE 420, RECORDER'S SERIAL NO. C-27597, SONOMA COUNTY RECORDS.
 - (3) ALL THAT PORTION CONVEYED BY NICK RUBCIC, A WIDOWER, TO STATE OF CALIFORNIA, BY DEED DATED OCTOBER 29, 1964 AND RECORDED DECEMBER 9, 1964 IN BOOK 2094 OF OFFICIAL RECORDS, PAGE 342, RECORDER'S SERIAL NO. 3-21602, SONOMA COUNTY RECORDS.
 - (4) ALL THAT PORTION CONVEYED BY JAMES FISHER & SON, INC., TO THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION, BY DEED DATED APRIL 6, 1981 AND RECORDED ON MARCH 1, 1982 UNDER DOCUMENT NO. 82010514, SONOMA COUNTY RECORDS.
- (012-061-032-000)

TOWER LEASE

T.B.D.

ACCESS & UTILITY EASEMENT

T.B.D.

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY PERFORMED BY:

SMITHCO SURVEYING ENGINEERING
2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: SL | CHK BY: DA | JOB NO.: 47-650

SURVEYOR'S CERTIFICATION:

I hereby certify to Crown Castle and Fidelity National Title Insurance Company.
SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING: CG - GENERAL COMMERCIAL

LEASE AREA FLOOD NOTE:

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00	08/18/20	PRELIMINARY	SL

SITE INFORMATION:

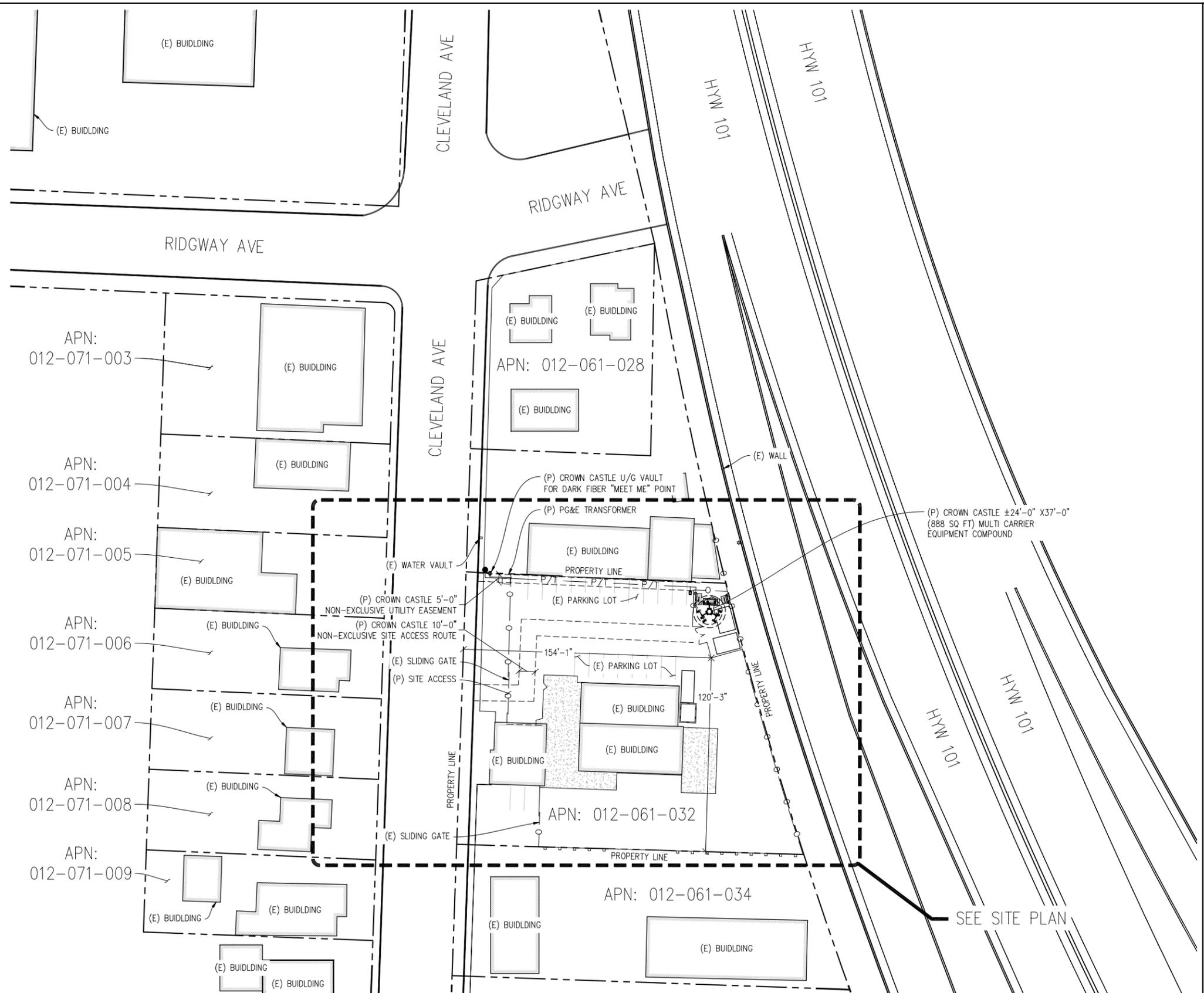
Name	CODDINGTOWN
BUN	855667
Address	1236 CLEVELAND AVENUE SANTA ROSA, CA 95401
County	SONOMA COUNTY

SITE LOCATED IN:
XXXX

TOPOGRAPHIC SURVEY

SHEET TITLE: LEGAL DESCRIPTIONS

SHT NAME: V-04 | SHT NO: 4 OF 4



CODDINGTON

855667
1236 CLEVELAND AVENUE
SANTA ROSA, CA 95401

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/03/20	ZD 90%	A.A.
	10/19/20	ZD 100%	A.A.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: A. ARIA
CHECKED BY: S. SAVIG
APPROVED BY: -
DATE: 09/03/20

Streamline Engineering
and Design, Inc.

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

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PRELIMINARY:
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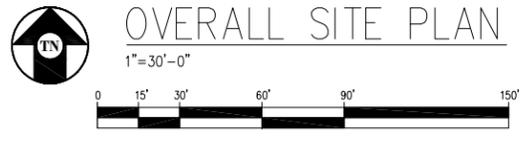
KEVIN R. SORENSEN
S4469

CROWN CASTLE

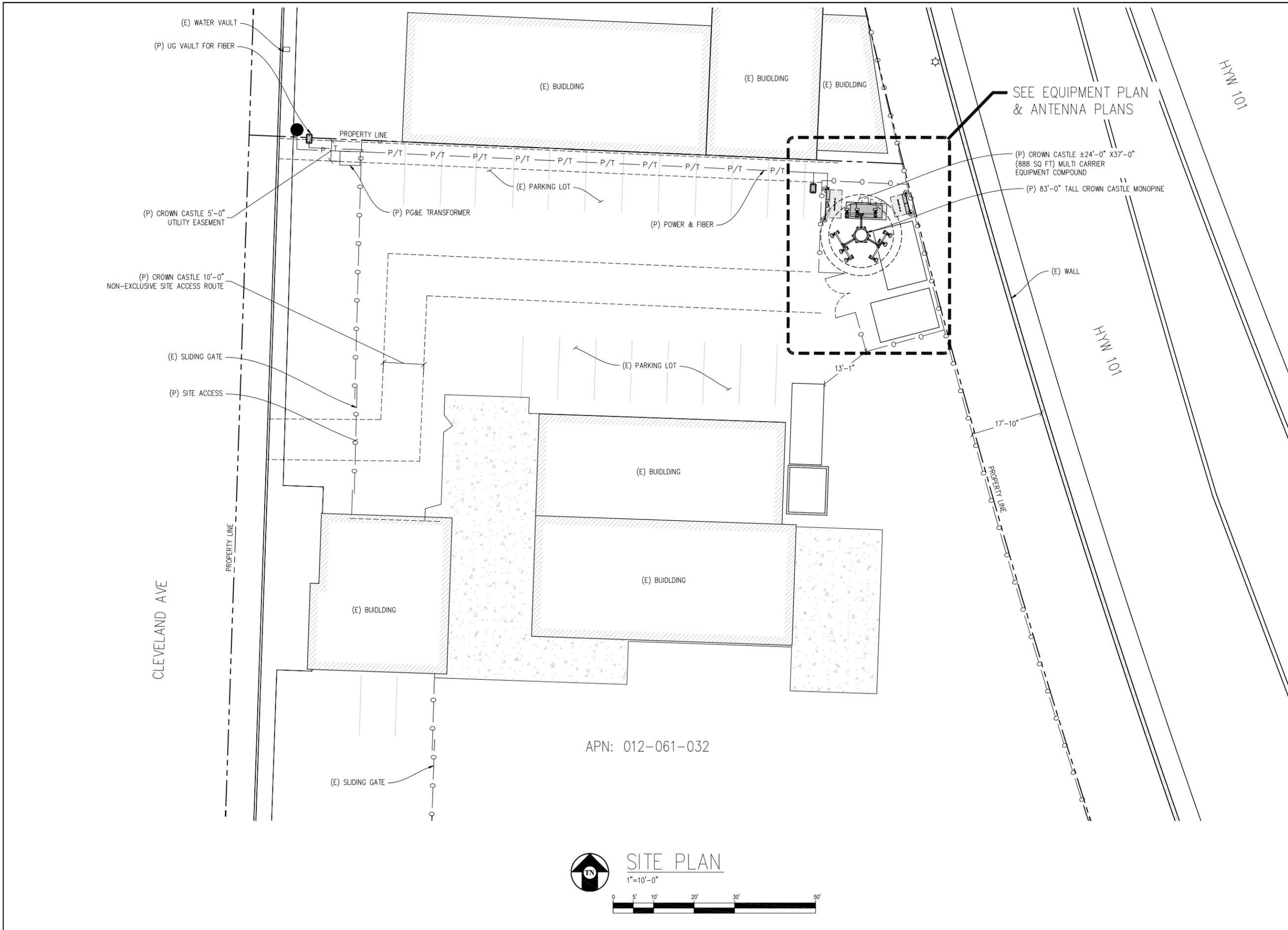
4301 HACIENDA DR, SUITE 410
PLEASANTON, CA 94588

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1



SEE SITE PLAN



CODDINGTON

855667
1236 CLEVELAND AVENUE
SANTA ROSA, CA 95401

ISSUE STATUS

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	09/03/20	ZD 90%	A.A.
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CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 09/03/20

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PRELIMINARY:
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CONSTRUCTION

KEVIN R. SORENSEN
S4469

CROWN CASTLE

4301 HACIENDA DR, SUITE 410
PLEASANTON, CA 94588

SHEET TITLE:
SITE PLAN

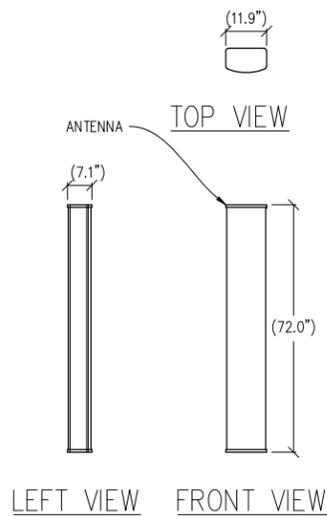
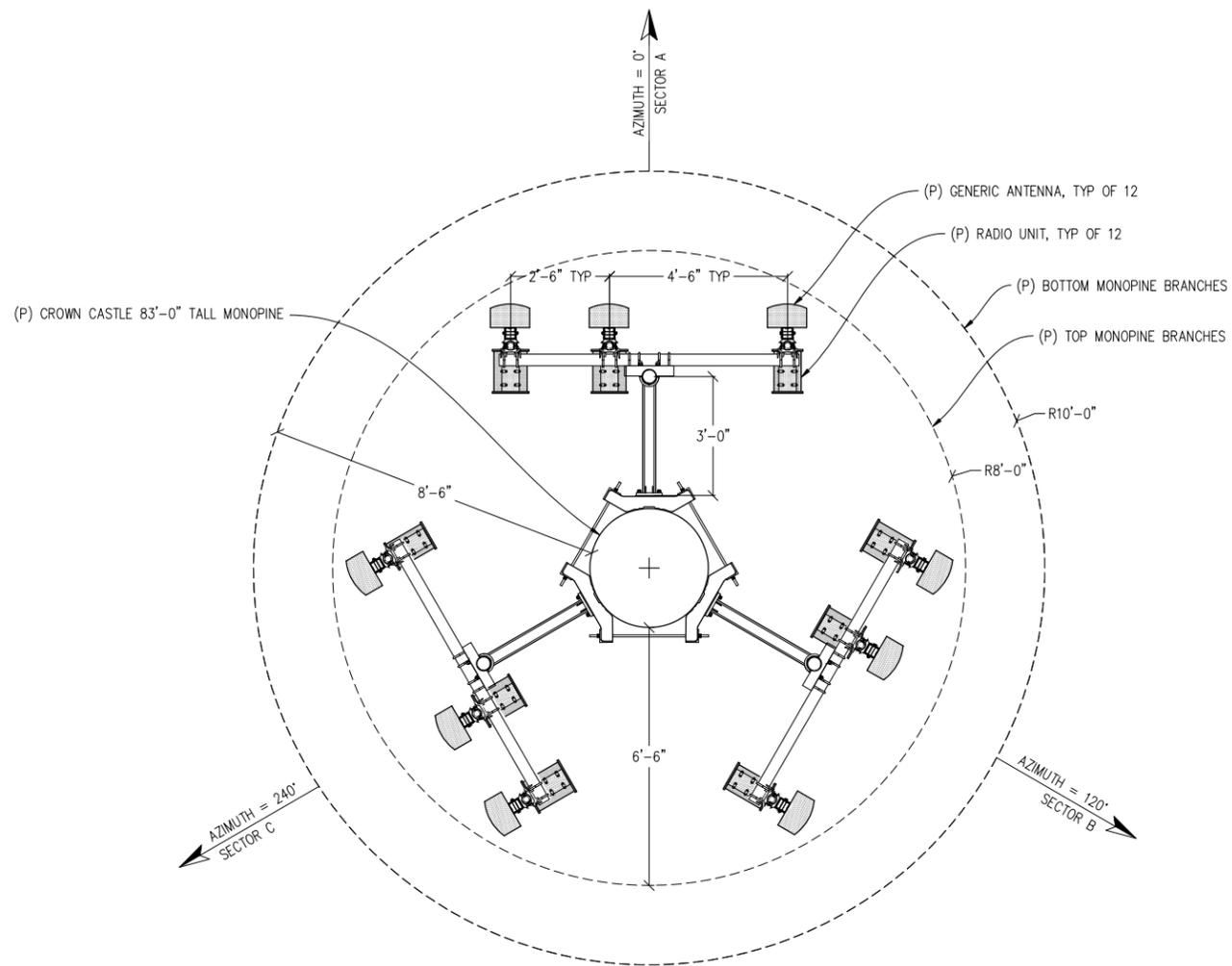
SHEET NUMBER:
A-2

APN: 012-061-032



NOTICE

(P) CARRIER ANTENNA TO BE PAINTED TO MATCH (E) & FITTED W/ PRE SCATORS



CODDINGTON

855667
1236 CLEVELAND AVENUE
SANTA ROSA, CA 95401

ISSUE STATUS

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

CROWN CASTLE

4301 HACIENDA DR, SUITE 410
PLEASANTON, CA 94588

SHEET TITLE:
ANTENNA PLAN
& DETAIL

SHEET NUMBER:
A-4

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
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S4469



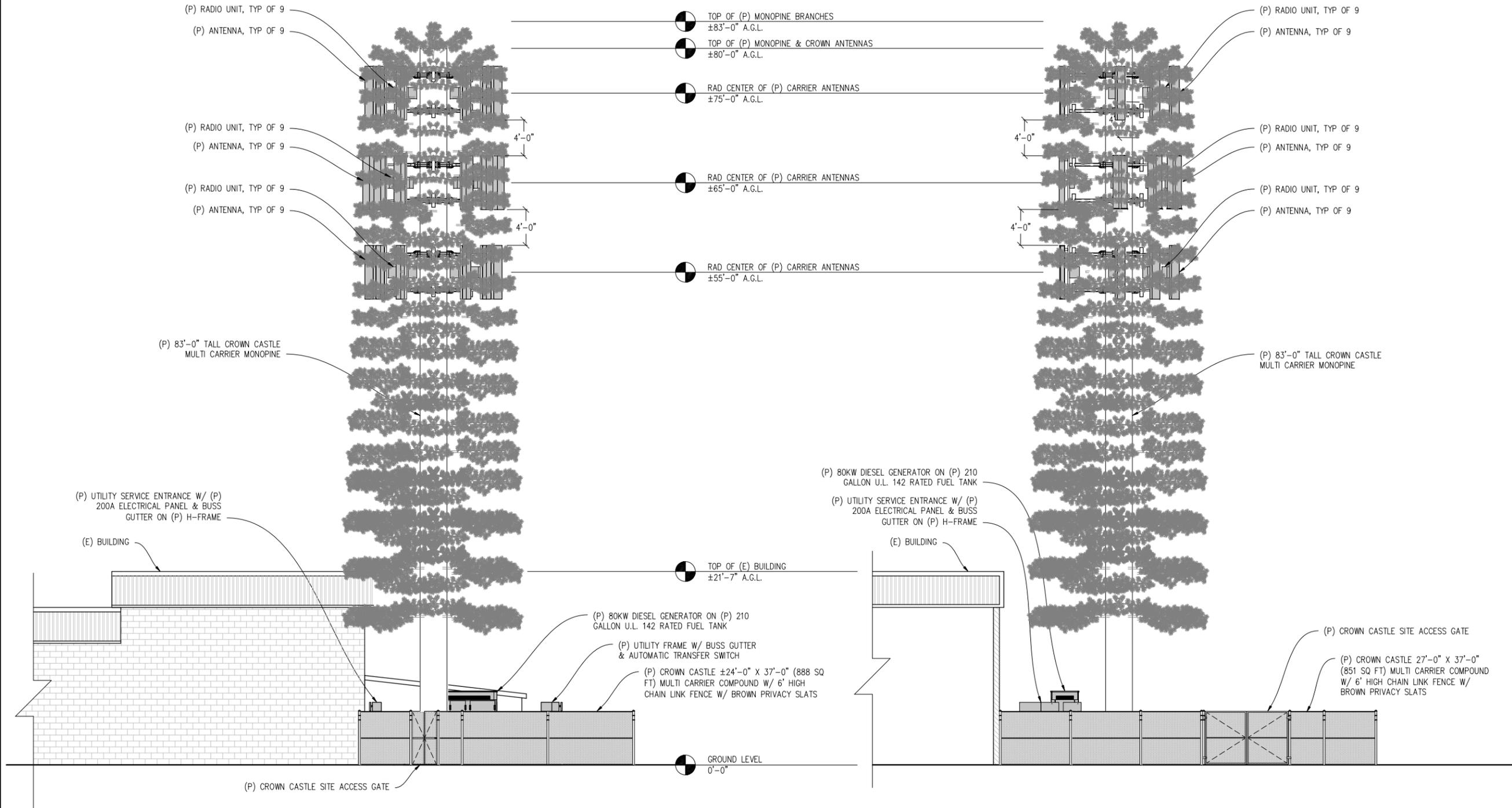
4301 HACIENDA DR, SUITE 410
PLEASANTON, CA 94588

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5



SOUTH ELEVATION
3/16" = 1'-0"

WEST ELEVATION
3/16" = 1'-0"