RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR COLLOCATION (TWO WIRELESS CARRIERS ON ONE FACILITY) INCLUDING NEW ANTENNAS, GROUND EQUIPMENT, AND LEASE AREA EXPANSION FOR THE PROPERTY LOCATED AT 1350 BENNETT VALLEY ROAD, SANTA ROSA, APN: 009-371-010, FILE NO. DR25-007

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed project described above, more specifically, the installation of 12 panel antennas at heights ranging from 60-feet to 64-feet on an existing 75-foot telecommunications "monopine tower" facility, with no increase in height; a 20-foot by 20-foot expansion of the existing wooden-fenced equipment enclosure lease area; and installation of a 30kW diesel generator with a 190-gallon fuel tank on a new 5-foot by 10-foot concrete pad; and

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit date stamp received January 21, 2025; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.030.H.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.030.I, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans). The project is consistent with the General Plan land use designation of Public Institutional. While the General Plan does not specifically address telecommunication, telecommunication facilities are necessary to achieve overarching goals of the General Plan. Additionally, the project has been reviewed in compliance with the Design Guidelines to ensure design continuity between new and existing development. The project is not in a specific plan area; and
2. The project complies with the development standards for collocation on an existing telecommunications facility as set forth in the City Code Section 20-44.060D; and
3. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review in that the new wireless antennas, ground equipment, and expanded fenced lease area integrate and blend with the existing design of the telecommunications tower and ground station area; and

4. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the project is located on an existing developed site within the Sonoma County Fairgrounds, and the facility is unmanned with infrequent employee visits that will not increase the intensity on the site; and

5. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the new wireless antennas are consistent with the existing design aesthetic, the equipment area is screened by a 6-foot wooden fence with 18-inch lattice top to shield it from public view, and the new fence enclosure matches the existing fence style; and

6. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained in that the design of the wooden enclosure blends with the design of the existing enclosure and shields the telecommunications facility from public view; and the new antennas will not result in a significant change to the appearance of the existing tower, nor with there be an increase to the tower height; and

7. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. Application materials include a Radio Frequency Emissions Compliance Report, prepared by EBI Consulting, dated May 24, 2024, which concluded that the proposed modifications to the existing telecommunications will be compliant with Radiofrequency Radiation Exposure Limits and will not expose members of the general public to hazardous levels of radiofrequency energy, nor will it contribute to existing cumulative maximum permissible exposure (MPE) levels on walkable surfaces at ground level or in adjacent buildings. Additionally, an Environmental Noise Assessment, prepared by Bollard Acoustical Consultants, Inc., dated May 6, 2024, concluded that project-related equipment noise exposure is expected to satisfy the applicable Santa Rosa City Code noise exposure limits at the closest identified existing noise-sensitive uses (i.e., single-family residences); and

8. The project has been found in compliance with the California Environmental Quality Act (CEQA):

   Pursuant to CEQA Guidelines Section 15301, the project qualifies for a Class I exemption, in that the proposed modifications do not substantially change the existing structures and involve negligible expansion of the existing telecommunications facility.

   Pursuant to CEQA Guidelines Section 15183, the project is statutorily exempt. While there are no specific Telecommunications Facility General Plan 2035 policies, the provision of essential communication services to businesses and residences is consistent with and supports the overarching goals of the General Plan.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this

entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Remain in compliance with the Noise Ordinance, City Code Chapter 17-16.
2. Compliance with Engineering Development Services Exhibit A, dated March 7, 2025, attached hereto and incorporated herein.
3. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
4. No exterior signs are approved with this permit. A separate sign permit is required.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Minor Design Review is hereby approved on April 3, 2025. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR

CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"
3/7/2025

AT&T Wireless Telecommunication Facility
1350 Bennett Valley Rd
DR25-007

I. Applicant's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.

II. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building permit review and approval.

III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received January 21, 2025.

PUBLIC STREET IMPROVEMENTS

1. An encroachment permit shall be obtained from the Planning and Economic Development Department prior to performing any work for power and fiber installation within or adjacent to the public right-of-way.
2. An Encroachment Permit shall be obtained for any crane staging being set up in Linwood Avenue or in any public easement corridors. A traffic control plan shall be submitted identifying any staging area needed for a crane, any anticipated lane closure schedules and traffic detours if the staging area is located near public streets. All traffic control restrictions will be incorporated in the issuance of the Encroachment Permit.
3. No street parking of temporary facilities and/or construction equipment is permitted on Linwood Avenue without an Encroachment permit.
4. The applicant shall replace any broken or cracked concrete/other improvement within the City Right of Way caused by the Contractor or his agents, to the nearest expansion joint on each side along the property frontage per City standard detail.
5. Upon completion of the proposed work, the site shall be restored to the same or better conditions as was present prior.

STORMWATER COMPLIANCE

6. Note on the plans submitted with the building permit application that “no debris, soil, silt, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are complete, any excess material or debris shall be removed from the work area.”

7. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Renee Gundy at 707-543-4368.

8. Oils, chemicals and/or equipment fluid spills shall be cleaned up with absorbent materials per OSHA requirements.

BUILDING

9. Obtain building permits for the proposed alterations.

FIRE

10. Ensure any signage (warnings, contact information, emergency shutoffs, etc) for the equipment are legible.

11. The facility will need to submit plans to the Fire Department for the installation of the above ground storage tank associated with the generator.

12. Facility will need to register into the California Environmental Reporting System (CERS) and the CUPA Program for the storage or use of hazardous materials or waste.

13. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.

3/7/2025

CLEVE GURNEY – DEPUTY DIRECTOR DEVELOPMENT SERVICES