

Jul 19, 2023

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Wireless Site Acquisition & Construction Management



Verizon Wireless Project Description & Application Materials

Verizon Wireless Site Name - "Yolanda Ave."

Site Address: 244 Colgan Ave. Santa Rosa, CA 95404

APN: 044-011-053

General Information

The "Yolanda Ave." search ring was designed to supplement coverage and capacity to the greater Kawana Springs Area. Santa Rosa is booming with new residential and commercial development and this area is no exception. The location is near the Costco, Target a wide array of commercial businesses on Santa Rosa Ave. and on Petaluma Hill Rd. as well. Not to mention the thousands of new apartments and their occupants.

244 Colgan Ave. behind Costco





Property Profile:

<input checked="" type="checkbox"/> 1 Property Address: 244 COLGAN AVE SANTA ROSA CA 95404-5904		APN Map	Index	County Index	
Ownership					
County:	SONOMA, CA				
Assessor:	DEVA PROTO, ASSESSOR				
Parcel # (APN):	044-011-053-000				
Parcel Status:	ACTIVE				
Owner Name:	NESSINGER PROPERTIES LLC				
Mailing Address:	6307 SHILO RIDGE RD SANTA ROSA CA 95403				
Legal Description:	77 FORM PT OF 44-011-46				
Assessment					
Total Value:	\$2,035,956	Use Code:	0320	Use Type:	INDUSTRIAL
Land Value:	\$722,433	Tax Rate Area:	004-302	County Zoning Code:	
Impr Value:	\$1,313,523	Year Assd:	2022	Census Tract:	1514.06/1
Other Value:		Property Tax:	\$25,157.94	Price/SqFt:	\$56.12
% Improved:	64%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		
Sale History					
	Sale 1	Sale 2	Sale 3	Transfer	<div style="border: 1px solid gray; padding: 5px; font-size: small;"> These and other documents may be available from the DOCS & SALES HISTORY tab. > </div>
Document Date:	01/06/2005	11/22/2004	05/11/2001	04/05/2007	
Document Number:	2005R001791	2004R175796	2001R151031	2007R038785	
Document Type:	GRANT DEED	GRANT DEED			
Transfer Amount:	\$550,000	\$1,250,000	\$800,000		
Seller (Grantor):	VLASTNIK MICHAEL ET AL				
Property Characteristics					
Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	1.0
Baths (Half):		Heating:	NONE	Quality:	5.0
Total Rooms:		Pool:	NONE	Building Class:	D
Bldg/Liv Area:	9,800	Park Type:		Condition:	
Lot Acres:	1.450	Spaces:		Site Influence:	
Lot SqFt:	63,162	Garage SqFt:		Timber Preserve:	
Year Built:	1963			Ag Preserve:	
Effective Year:	1963				

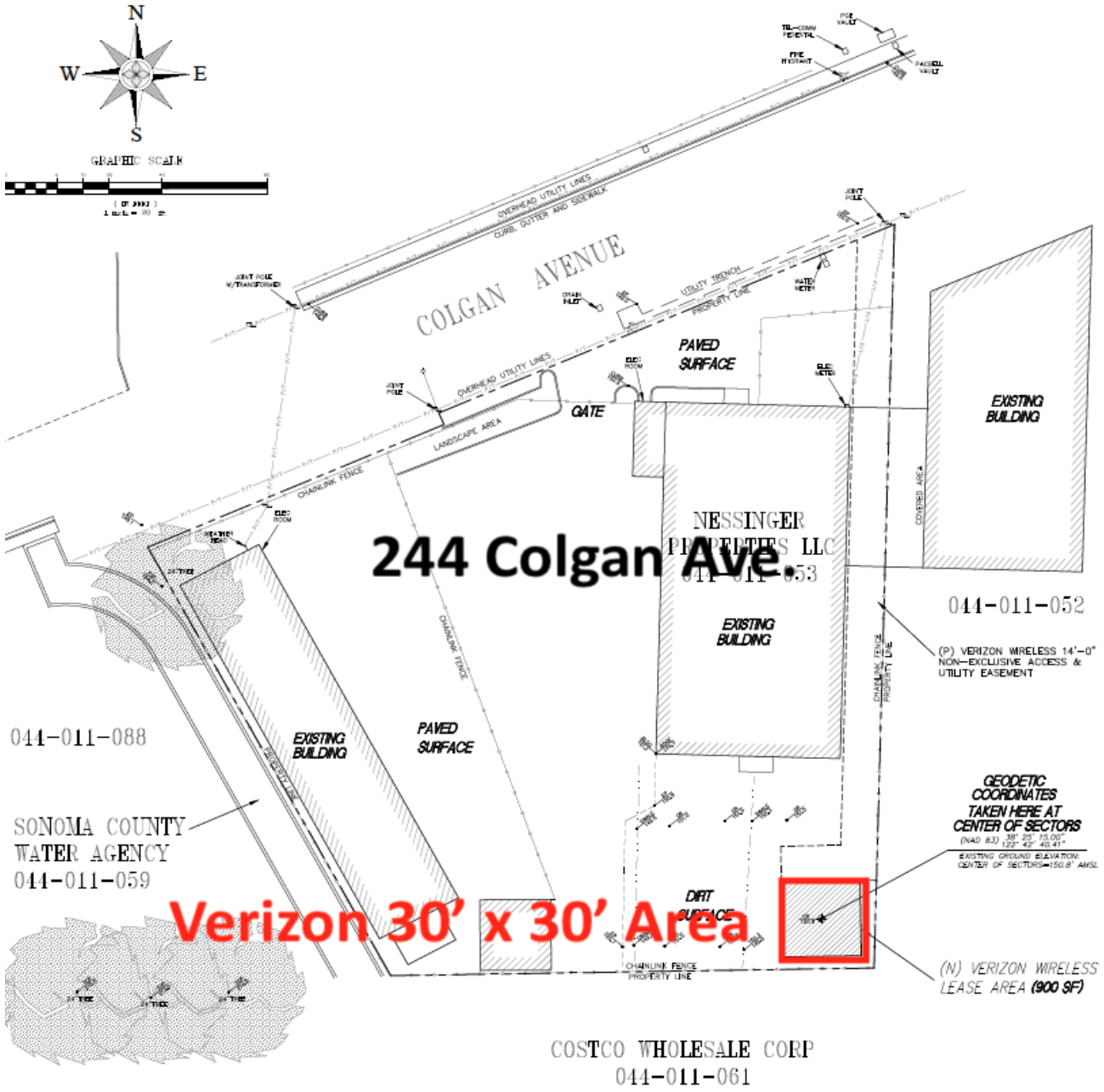
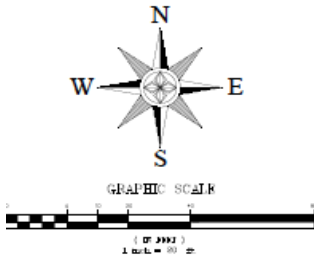
Parcel Information:

The level 1.45ac. parcel is located immediately north of Costco at 244 Colgan Ave. in Santa Rosa. The owner is Ed Nessinger. Verizon will occupy a 30' x 30' lease area. Fiber (Comcast) is at the street and there is ample PG&E power for a new 400A service. Colocation possibilities are built into this project with room for antennas on the treepole or "monopine" and available ground space.

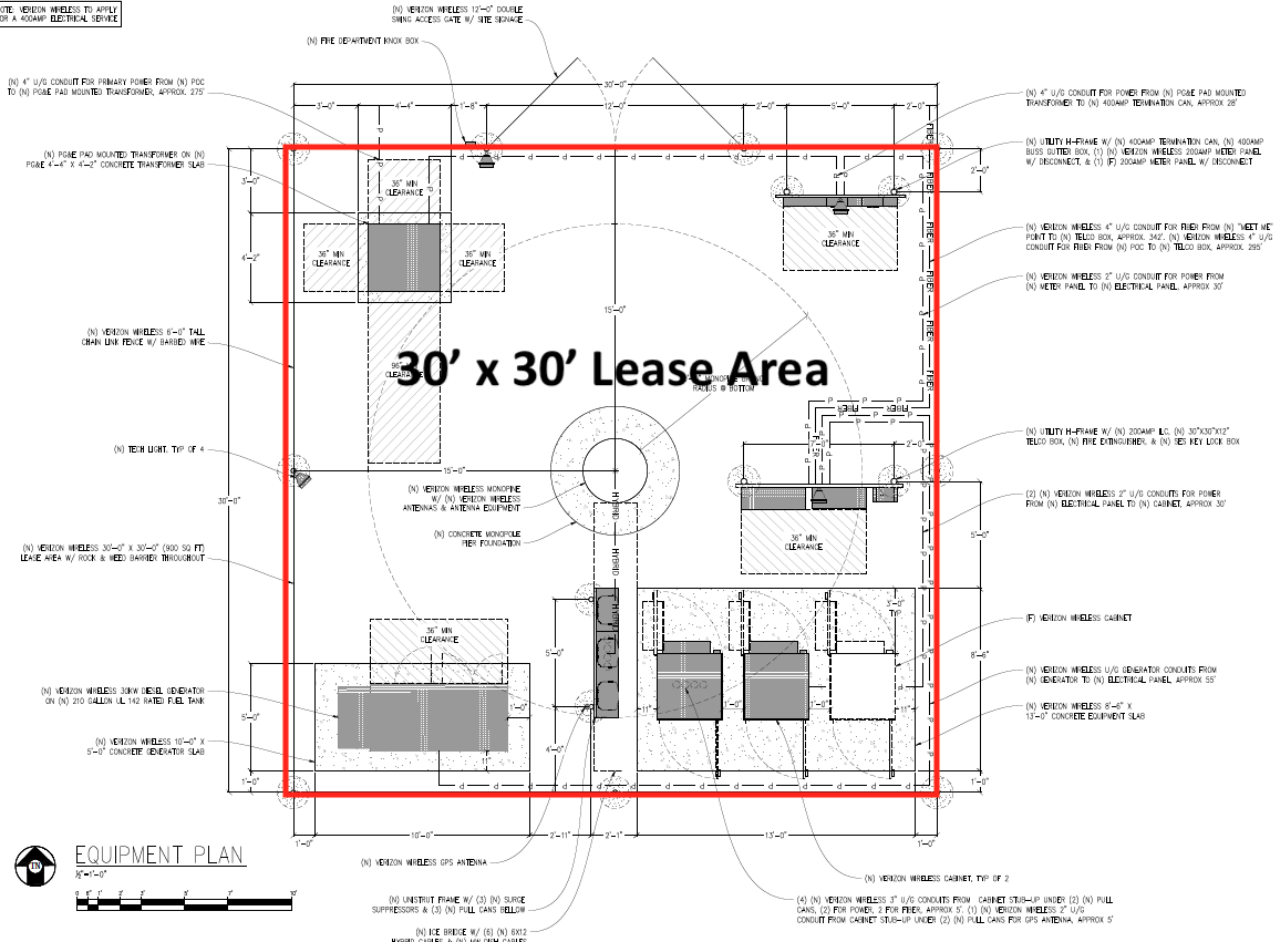
The site is unmanned and site visits are very routine. There will be no additional parking needed. Verizon will install a 30kW back-up diesel generator in this Industrial district and it will meet or exceed the established City noise limits.

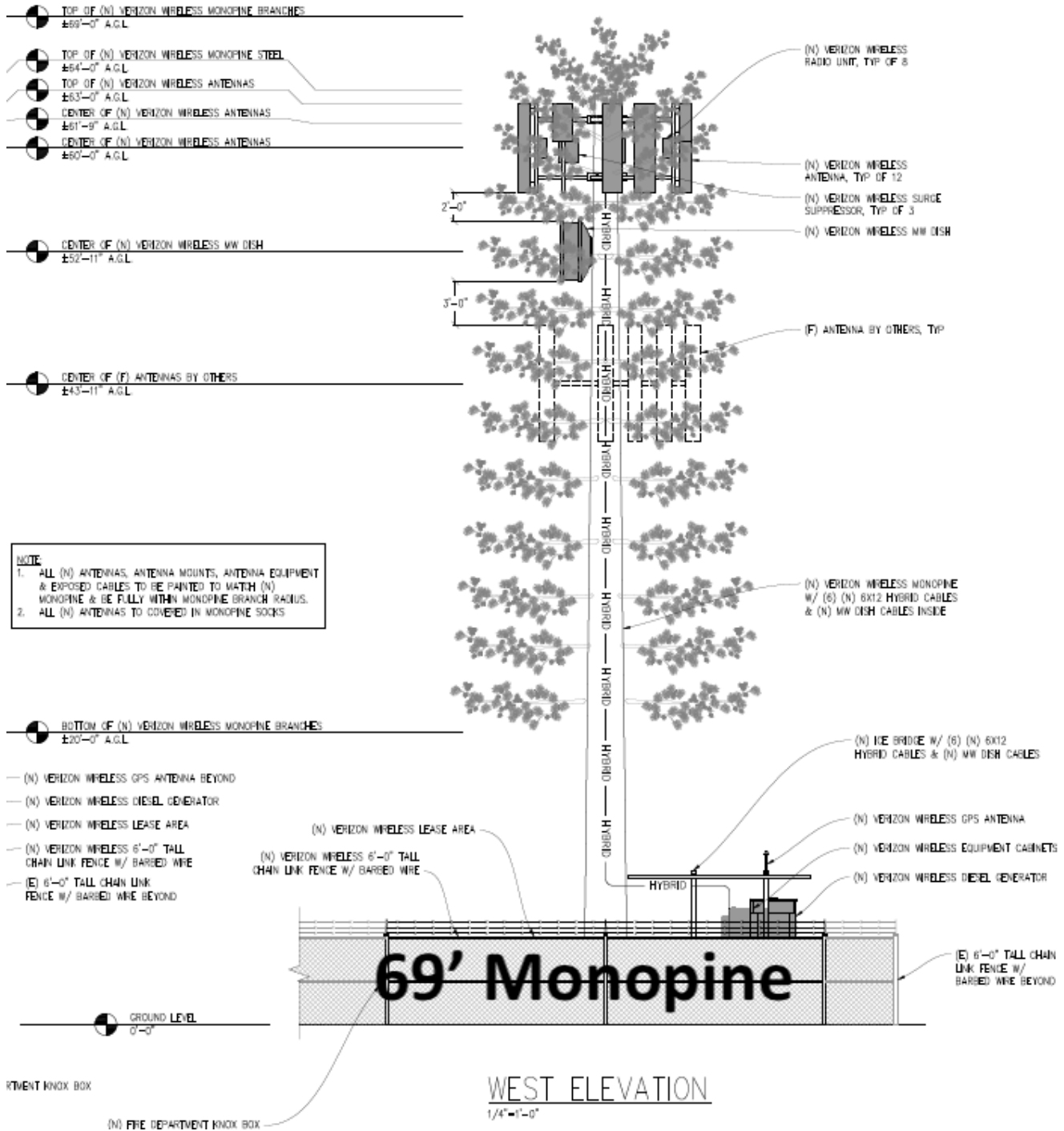
Location & Design

A new Verizon Wireless Unmanned Telecommunications Facility Consisting of Installing Equipment within a 30' x 30' lease area (900sf); (1) 69' Monopine Treepole; (4) New Outdoor Equipment Cabinets; 30kW Diesel Generator; (12) Antennas; (8) Radio Units; (6) Surge suppressors; (6) Hybrid Cables; (1) Microwave Dish; (1) GPS antenna; (1) 400A PG&E service along with access and utilities to the site. The materials will be the best the industry produces and the foliage will be colored green to match the existing redwoods on the neighboring parcel. The trunk and branching will also be colored brown to match the existing redwoods. All equipment will be placed behind a security fence made of chainlink unless the Design Review or Planning Commission decide otherwise.



NOTE: VERIZON WIRELESS TO APPLY FOR A 400AMP ELECTRICAL SERVICE





The drawings supplied with this application provide further description and detail of the installation. And the supplied pictures should be helpful in getting familiar with the project area.

Zoning Information:

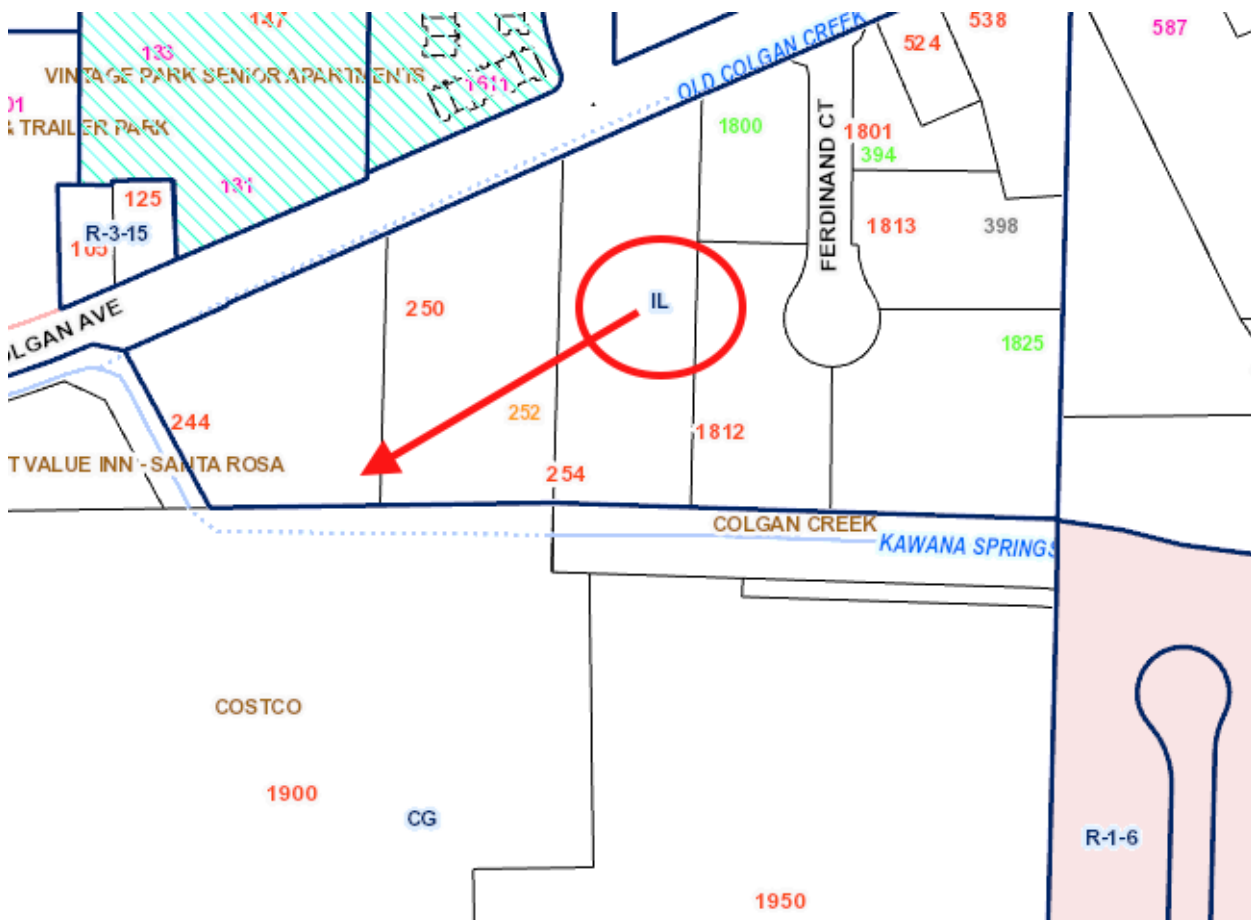
This project is located within the jurisdiction of the City of Santa Rosa. The Planning Department/City Hall is found at 100 Santa Rosa Ave, Santa Rosa, CA 95404.

Zoning Code: IL - Light Industrial - APPROVED USE IN IL ZONE WITH CUP.

Wireless telecommunication facilities in Santa Rosa are subject to the Santa Rosa City Code Chapter 20-44 Telecommunications Facilities and subsequent FCC conditions.

APN: 044-011-053 1.45 ac.

Zoning Map



Land Uses For Industrial Districts

LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			Specific Use Regulations
	BP	IL	IG	
	TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts* P Permitted Use, Zoning Clearance required MUP Minor Conditional Use Permit required CUP Conditional Use Permit required S See Specific Use Regulations for requirement — Use not allowed			
SERVICES—GENERAL				
Accessory services	P(4)	P	MUP	20-42.024
Catering service	—	P	P	
Child day care center	MUP	MUP	—	20-42.050
Equipment rental	—	P(3)	P(3)	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP	MUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	CUP(4)	—	—	
Maintenance service—Client site services	MUP	P	P	
Personal services	P	MUP	—	
Public safety facility	MUP(2)	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	MUP	P(3)	
Vehicle services—Major repair/body work	—	MUP	P(3)	
Vehicle services—Minor maintenance/repair	—	P	P(3)	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Broadcasting studio	P	P	P	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	MUP	MUP(3)	
Telecommunications facilities	S	S	S	20-44
Truck or freight terminal	—	MUP	MUP(3)	
Utility facility	—	P(3)	P(3)	
Utility infrastructure	P(3)	P(3)	P(3)	
Vehicle storage	—	MUP	P(3)	

Telecommunications Facilities are: **See Specific Use Regulations for Requirement** – Section 20-44

The review authority may approve or deny an application for Major Conditional Use Permit or Minor Conditional Use Permit approval. The review authority may approve a Major Conditional Use Permit or Minor Conditional Use Permit only after first finding all of the following:

- 1.The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code; **YES**
- 2.The proposed use is consistent with the General Plan and any applicable specific plan; **YES**
- 3.The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity; **YES**
- 4.The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; **YES**
- 5.Granted the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; **YES** and
- 6.The proposed project has been reviewed in compliance with the California Environmental Quality Act(CEQA).Environmental Quality Act. **YES - CATEX**

Chapter **20-44** of the Municipal Code specifies the following requirements for Major Commercial Telecommunications Facilities:

D. Application requirements for commercial facilities. In addition to the Conditional Use Permit application requirements specified in Chapter 20-50 (Permit Application Filing and Processing), the following information shall be submitted when applying for a minor or major commercial facility:

1. Area development, service area, and network maps; Proprietary
2. Alternative site or location analysis;
3. NIER exposure information;
4. Title reports; and
5. Visual impact analysis, including photo montages, field mock ups, line of site sections, and other techniques shall be prepared by or on behalf of the applicant, which identifies the potential visual impacts of the facility, at design capacity. Consideration shall be given to views from public areas as well as from private properties. The analysis shall assess visual impacts of the facility, and shall identify and include all technologically feasible mitigation measures.

E. Design guidelines for commercial facilities. To the greatest extent possible, minor and major commercial telecommunication facilities shall be sensitively designed and located to be compatible with and minimize visual impacts to surrounding areas, including public property. To this end, each facility shall comply with the following design guidelines.

1. Innovative design solutions that minimize visual impacts should be utilized.
2. Telecommunication facilities shall be as small as possible and the minimum height necessary without compromising reasonable reception or transmission.
3. Antennas and their support structures should be located on the rear half of property or structures when reasonable transmission and/or reception would not be impaired and when visual impacts would be reduced, unless no other feasible alternative location exists.
4. Telecommunication facilities and appurtenances should not be situated between the primary building on the parcel and any public or private street adjoining the parcel.
5. Telecommunication facilities shall be located and designed to avoid blocking and/or substantially altering scenic resources.
6. Building mounted telecommunication facilities are encouraged over telecommunication towers.
7. Building mounted telecommunication facilities should be integrated with existing structures.
8. Telecommunication facilities should be designed and painted a color that blends with the surrounding natural or manmade features.
9. Telecommunication facilities and appurtenances shall be screened by existing and/or proposed structures and landscaping to the extent possible without compromising reception and/or transmission.
10. No telecommunication tower shall be installed on an exposed ridge line, unless it is found not to be readily visible from off site.
11. The design of fencing, landscaping, and other screening for telecommunication facilities shall be integrated and compatible with surrounding improvements.
12. Satellite dishes are encouraged to be of mesh construction.
13. Multiple telecommunication facilities of reduced heights are encouraged to cover a service area where the visual impacts would be less than a single larger and more visually obtrusive tower.
14. Co-location of commercial telecommunication towers and the use of the same site by multiple carriers is required where feasible and found to be desirable.
15. All antenna towers should be monopoles or guyed/lattice towers except where satisfactory evidence is provided demonstrating that a self-supporting tower is needed to provide the height and/or capacity necessary for the proposed facility and visual impacts would be minimized.
16. All utility lines serving the facility should be undergrounded.
17. Each commercial telecommunication facility shall be installed in a manner that will maintain and enhance existing native vegetation. Suitable landscaping to screen the facility shall also be installed where necessary.
18. All major commercial telecommunication facilities, other than government owned facilities, shall be prohibited in R zoning districts or within residential areas of a PD zoning district.
19. All major commercial telecommunication facilities shall be located at least 75 feet from any habitable structure, except for a habitable structure on the property in which the facility is located.

Construction Information:

The current access is from Colgan Ave. and there is plenty of operating room for drill rig/manlift and laydown etc. The power point of connection is on the property and will run underground to the lease area. Comcast fiber is known to be serving the properties along Colgan Ave. but will need to be investigated by VZW Transport after site acceptance. This will be a pure raw land build with a 69'. The Construction Drawings will contain all Engineering and Erection Calculations.

Valuation:

General Contractor	\$ 100,000
Diesel Generator	\$ 27,000
Road Work	\$ 0,000
Power & Fiber	\$ 29,000
Total	\$ 156,000

Alternatives

There is an existing T-Mobile sites at the Extended Stay at the corner of Santa Rosa Ave. and Colgan, however, as you can see, T-Mobile's equipment is jammed into an angled lease area. There is no room for colocation on the ground in their compound. Also, the T-Mobile antennas appear to be no more than 35-40' above the ground level. For Verizon's network coverage, its RF Engineering has designed for the antennas to be 65' AGL. See the following photographs of T-Mobile's equipment.







The second alternative was the Goodwill Industries building at 651 Yolanda Ave. This candidate would have involved a new installment on the 38' high roof of the Goodwill Industries building at 651 Yolanda Ave. in southern Santa Rosa. In the end, Verizon was denied by the Board of Directors, according to the applicant's contact Jim Hennessey. The Goodwill Industries actually own the two neighboring parcels as well but they denied our requests to review other locations on their parcels.



Verizon also mailed proposal letters to over 12 other parcels with only two positive responses and one of those is this project.

Ultimately, there are no colocation opportunities available to Verizon that will satisfy the RF objective and provide the coverage and capacity that the consumer demands. The “Yolanda Ave.” site is the best solution for Verizon and a solid stealth project with colocation opportunity.

Summary

It is the firm belief of the Applicant that the proposed Verizon Wireless project is the best application of design and implementation that could be presented for the City of Santa Rosa’s consideration for this Industrial zoned parcel.

Verizon understands that the review authority may approve or deny an application for a Major Conditional Use Permit approval. The review authority may approve a Major Conditional Use Permit only after first finding all of the following:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act(CEQA).

The applicant strongly believes that the above 6 criteria have been met by this application and its materials and that the project should result in approval for construction with conditions.

Site Photographs

Looking South to site from Colgan Ave.



Current Entry Gate



Looking SE to site from parking lot.



The 30' x 30' lease area in the corner.

