



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

Sonoma County Planning Commission

Actions

Permit Sonoma Hearing Room

2550 Ventura Ave.

Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

June 18, 2026

Meeting No.: 26-07

Roll Call

Commissioner Kapolchok, District 1

Commissioner Reed, District 2

Commissioner Bahning, District 3

Commissioner Koenigshofer, District 5

Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Permit Sonoma Deputy Director, Planning

Jacob Sedgley, Planner III

Stacie Groll, Administrative Assistant

Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1

Time: 1:00 PM

File: UPE24-0060

Applicant: VB BTS II, LLC ("Vertical Bridge"), T-Mobile West LLC ("T-Mobile"), Assurance Development Inc

Owner: Eric Armitage

Cont. from: November 20, 2025

Staff: Jacob Sedgley

Env. Doc: Categorically Exempt

Proposal: Use permit for an intermediate freestanding commercial telecommunication facility

Recommended

Action: Staff recommends that the Planning Commission find the project exempt from CEQA and approve the requested Use Permit to allow for an intermediate freestanding telecommunications facility designed as a 78' tall faux water tower, subject to the attached conditions for approval.

Location: 2783 Guerneville Road, Santa Rosa

APN: 034-101-071

District: Five

Zoning: Diverse Agricultural (DA B6 10), Floodplain, Oak Woodland, Riparian Corridor, Valley Oak Habitat Combining Districts, and Scenic Resources – Scenic Corridor Combining Districts (F2 OAK RC100/25 SR VOH)

Action: **Commissioner Koenigshofer** moved to find the project exempt from CEQA and approve the requested Use Permit to allow for an intermediate freestanding telecommunications facility designed as a 78' tall faux water tower, approve the project with the modified resolution and conditions of approval, as recommended by staff. Seconded by **Commissioner Reed** and moved with a 5-0-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 26-008

Vote:

Commissioner Kapolchok	Aye
Commissioner Reed	Aye
Commissioner Bahning	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0