COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

EJ Ivaldi, Deputy Director

HEARING DATE: May 21, 2015
TIME: 9:10 A.M.

DATE:	May 14, 2015
TO:	Zoning Administrator
FROM:	Planning Services Division
SUBJECT:	Minor Use Permit to allow for a new 80-foot high Monopine Cellular Communications Facility to include an outdoor equipment shelter, 12 antennas, 12 RRU's, and a 30 kilowatt standby emergency diesel generator within an 8-ft. high CMU block wall enclosure within a fenced compound (PLN14-00196)
APPLICANT:	Andrew Lesa on behalf of Epic Wireless
STAFF PLANNER:	Roy Schaefer, Associate Planner
ZONING:	RS-AG-B-20 DR PD=2 (Residential Single-Family, combining Agriculture, combining 20,000 sq. ft. minimum Building Site, combining Development Reserve, and Planned Development 2 dwelling units per acre)
LOCATION:	9250 Walerga Road, Roseville
APN:	023-221-004-000

PROPOSAL:
The applicant is requesting approval of a Minor Use Permit to allow for a new 80-foot high Monopine Cellular Communications Facility. This request also includes the installation of 12 antennas, 12 RRU's, an outdoor equipment shelter, and a 30 kilowatt standby emergency diesel generator within an 8-ft. high CMU block enclosure. In addition, this facility is located in a 40-ft. by 25-ft. fenced lease area compound.

CEQA COMPLIANCE:
This project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, new construction or conversion of small structures).

BACKGROUND/ANALYSIS:
The site consists of one parcel that is 40.9 acres (APN: 023-221-004-000) and is located at 9250 Walerga Road in Roseville. The subject property is zoned RS-AG-B-20 DR PD=2 (Residential Single-Family, combining Agriculture, combining 20,000 sq. ft. minimum Building Site, combining Development Reserve, and Planned Development 2 dwelling units per acre) and in the Dry Creek/West Placer Community Plan.

This Minor Use Permit was revised from the first submittal on November 14, 2014. The original site for the new facility was 15 ft. from the south property boundary line. The developer of Parcel J to the south objected to this location for the proposed new facility. The applicant met with a representative from Homes by Towne and a new location 75 ft. from the south property line was selected. The Monopine would be approximately 85-ft from the property line and a split faced CMU wall is to be constructed around the outdoor compound to screen the new cellular communications facility.

MINOR USE PERMIT
The applicant is requesting approval of a Minor Use Permit to allow for a new 80-foot high Monopine Cellular Communications Facility. This request also includes the installation of 12 antennas, 12 RRU's, an outdoor equipment shelter, and a 30 kilowatt standby emergency diesel generator within an 8-ft. high split faced CMU block enclosure. In addition, this facility would be located in a 40-ft. by 25-ft. fenced lease area compound.

According to the applicant, this cellular communications facility is needed to improve communication service and to increase coverage for residential and business users in and around the west Roseville area. This proposed new Verizon facility would increase public safety within the Walerga and PFE Road corridor and bring wireless service to areas that currently have poor service (reoccurring lost calls, ineffective service, and slow data speeds).

Staff supports the Minor Use Permit request because the proposed wireless communications facility is consistent with applicable policies and requirements of the Dry Creek/West Placer Community Plan because construction of this facility will enhance coverage and service to the residents of Placer County and specifically to the Walerga and PFE Road corridor in the west Roseville area. In addition, the implementation of the project will meet all other project planning policies and requirements such as minimization of site disturbance and collocating on an existing facility whenever feasible.

The Engineering and Surveying Division (ESD) and Environmental Health Services (EHS) support the recommendation of approval for this Minor Use Permit request and their memos are attached to this staff report.

RECOMMENDATION:
The Development Review Committee recommends that the Zoning Administrator approve this Minor Use Permit (PLN14-00196) based upon the following findings and recommended conditions of approval.

FINDINGS:
CEQA:
The Zoning Administrator finds that this project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the CEQA Guidelines and Section 18.36.050 Class 3, new construction or conversion of small structures. The proposed cellular communications facility has been

2. The applicant shall satisfy any conditions set forth by the West Placer County Fire District.

3. The applicant shall obtain a Building Permit for the new 80-ft. high, Monopine Cellular Communications Facility (to include an outdoor equipment shelter, 12 antennas, 12 RRU's, and a 30 kilowatt standby emergency diesel generator to be located within an 8-ft. high CMU block wall enclosure and a 40-ft. by 25-ft. fenced compound) from the Placer County Building Department.

4. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PLN14-00196, Verizon Wireless Cellular Communications Facility @ 9250 Walerga Road, Roseville. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the county relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

5. This Minor Use Permit for a new Cellular Communications Facility shall expire on June 1, 2017 unless exercised prior to this date.

ATTACHMENTS:

Memo from Engineering & Surveying Division
Memo from Environmental Health Services
Site Plan

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COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

ENGINEERING AND SURVEYING DIVISION

Richard Eiri, Deputy Director

MEMORANDUM

TO: **ROY SCHAFFER, PLANNING SVCS DIV** **DATE: FEBRUARY 20, 2015**

FROM: **SHARON BOSWELL, ESD**

SUBJECT: **PLN 14-00196; MINOR USE PERMIT (TYPE B); VERIZON WIRELESS CELL FACILITY; 9250 WALERGA RD, ANTELOPE; EPIC WIRELESS GROUP; (APN 023-221-004-000)**

The applicant is requesting approval for a new communications facility designed to accommodate up to (2) carriers on an 80' tall monopine. The 25' x 40' lease area is proposed to be approximately 15' north of the south property line and approximately 53' to the existing east property line. The facility is accessed via a private driveway that connects to Walerga Road, a county maintained road. The Engineering & Surveying Division (ESD) supports the Development Review Committee's recommendation for this Minor Use Permit application, subject to the following recommended condition of approval:

1. No new driveway connection is proposed or approved as a part of this project.

2. Prior to Building Permit issuance, the access and parking area shall be improved at a minimum, with an all-weather surface to the proposed facility capable of supporting a 40,000-pound fire truck. Minimum recommended surfacing on 90% compacted soil is 6" aggregate base.

3. All proposed construction to be located entirely outside of the planned 40 foot–wide Multi-Purpose/Landscape/Pedestrian easement (MPE/LE/PE) adjacent to the ultimate highway easement for Walerga Road, as shown in Figure 10b of the 2010 Dry Creek/West Placer Community Plan Update.

Placer County
Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH SERVICES

To: Roy Schaefer, Planning Department

From: Mohan Ganapathy
Land Use and Water Resources Section

Date: December 30, 2014

Subject: **PLN 14-00196, Verizon Wireless, Walerga Road**

Environmental Health Services has completed our review of the subject project and have the following recommended conditions of approval:

1. "Hazardous" materials as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2 shall not be allowed on any premises in regulated quantities without notification to Environmental Health Services.

2. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to, the site is prohibited.

3. Project status shall remain unmanned, locked and accessible to employees only. In the event this status should change, additional conditions relating to sewage disposal and water supply will be required by Environmental Health Services.

Perspective, Hope, and Opportunity

3091 County Center Drive, #180, Auburn, CA 95603
530.745.2300 ● www.placer.ca.gov ● fax 530.745.2370

ATTACHMENT B

verizon wireless

PFE

LOCATION CODE #: 278694
PROJECT #: 20130974325

9250 WALERGA ROAD
ROSEVILLE, CA 95747

SHEET INDEX

T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SITE SURVEY
A-1	OVERALL SITE PLAN
A-2	ELEVATION
A-3	ELEVATION
A-4	ELEVATION
A-5	ELEVATION
A-6	GENERATOR CUT SHEETS
A-7	HVAC UNIT CUT SHEETS

VERIZON WIRELESS SIGNATURE BLOCK

verizon wireless	SIGNATURE	DATE
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIP. ENGINEER:		
MW ENG./TRANSPORT:		

EPIC WIRELESS SIGNATURE BLOCK

EPIC WIRELESS GROUP, INC.	SIGNATURE	DATE
CONSTRUCTION:		
REAL ESTATE:		
LEASING:		

VICINITY MAP

DRIVING DIRECTIONS

0.0 Depart 225 Parkshore Dr, Folsom, CA 95630 on Parkshore Dr (West)
0.1 Turn RIGHT (North) onto Folsom Blvd 1.3 mi
1.4 Road name changes to American River Bridge [Folsom Blvd] 0.4 mi
1.8 Road name changes to Folsom Blvd 54 yds
1.8 Turn LEFT (West) onto CR-E14 [Greenback Ln] 1.0 mi
2.9 Turn RIGHT to stay on CR-E14 [Greenback Ln] 9.5 mi
12.3 Turn RIGHT (North) onto Walerga Rd 2.9 mi
15.3 Arrive 9250 Walerga Rd, Roseville, CA 95747

PROJECT TEAM

APPLICANT:	verizon wireless 225 PARKSHORE DR FOLSOM, CA 95630
CONSTR. MGR:	EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM RD. STE. 350 GRANITE BAY, CA. 95746 PETE MANAS PHONE: (530) 383-5957
ZONING MGR:	EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM RD. STE. 350 GRANITE BAY, CA. 95746 ANDREW LESA PHONE: (530) 368-2357
DESIGNER:	HMH DESIGN GROUP, LLC 5164 FRY ROAD VACAVILLE, CA. 95687 PHONE: (707) 448-8011
SURVEYOR:	GEIL ENGINEERING 1226 HIGH STREET AUBURN, CA 95603 PHONE: (530) 885-0426
OWNER:	MONTE & GLADYS LUND 9250 WALERGA ROAD ROSEVILLE, CA 95747

BUILDING/SITE DATA

PROJECT NUMBER:	20130974325
LOCATION CODE:	278694
A.P.N.:	023-221-004
ZONING:	VLDR - LOW DENSITY RESIDENTIAL
OCCUPANCY TYPE:	U
CONSTRUCTION TYPE:	V-B

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED NOT CONFORMING TO THESE CODES.

1. CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25)
2. CALIFORNIA BUILDING CODE (CBC) 2013
3. CALIFORNIA MECHANICAL CODE (CMC) 2013
4. CALIFORNIA PLUMBING CODE (CPC) 2013
5. CALIFORNIA ELECTRIC CODE (CEC) 2013
6. CALIFORNIA FIRE CODE (CFC) 2013
7. COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED

PROJECT DESCRIPTION

A WIRELESS COMMUNICATIONS FACILITY TO INCLUDE:
INSTALL NEW OUTDOOR EQUIPMENT UNDER NEW SHADE STRUCTURE
INSTALL 80' STEALTH MONOPINE
INSTALL 30KW GENERATOR WITH 132 GALLON UL142 DIESEL FUEL TANK ON 5'X10' CONCRETE PAD
INSTALL (1) 'H' FRAME WITH UTILITY METERS
INSTALL (8) PANEL ANTENNAS (2 PER SECTOR FOR 4 SECTORS), ANTENNAS TO HAVE "ANTENNA SOCKS"
INSTALL (12) RRUS12-A2 (3 PER SECTOR FOR 4 SECTORS)
INSTALL (4) RAYCAPs AT ANTENNAS (ONE PER SECTOR)
INSTALL (4) HYBRID TRUNK CABLES (ONE PER RAYCAP)

HMH DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA. 95687
PHONE: 707-448-8011

EPIC WIRELESS GROUP INC.

REVISIONS

NO.	DATE	DESCRIPTION
0	02/03/15	ISSUE FOR REVIEW
1	03/27/15	REVISE LEASE AREA

verizon wireless
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA. 95630

PROJ. NUMBER 20130974325
LOCATION CODE #278694
PFE
9250 WALERGA ROAD
ROSEVILLE, CA 95747
DRAWN BY: PAM DATE: 06/27/14
HMH JOB NO. 014048
SHEET NO.
T-1

ATTACHMENT C

DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE, 2013 EDITION.

1. THE CONTRACTOR SHALL NOTIFY HMH DESIGN GROUP (WHERE REQUIRED) OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AS THEY MAY BE DISCOVERED IN PLANS, DOCUMENTS, NOTES, OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION INCLUDING, BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF HMH DESIGN GROUP AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY WATERFRONT ENGINEERING.

2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO HMH DESIGN GROUP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUB-CONTRACTOR.

3. A COPY OF GOVERNING AGENCY APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW, SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION GOVERNING AGENCY APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS, IN GOOD CONDITION, COMPLETE WITH ALL REVISIONS, ADDENDA, AND/OR CHANGE ORDERS AT THE CONCLUSION OR THE WORK AS A PART OF THE AS-BUILT DRAWINGS RECORDS.

4. THE CONTRACTOR SHALL STUDY THE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS AND CROSS CHECK THEIR DETAILS, NOTES, DIMENSIONS, AND ALL REQUIREMENTS PRIOR TO THE START OF ANY WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.

6. THE CONTRACTOR HAS THE RESPONSIBILITY OF LOCATING ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR, OR SUB-CONTRACTOR AS SPECIFIED IN THE AGREEMENT BETWEEN THE SUB-CONTRACTOR AND CONTRACTOR, SHALL BEAR THE EXPENSES OF REPAIR AND/OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

7. THE REFERENCES OF THE DRAWINGS ARE FOR CONVENIENCE ONLY AND SHALL NOT LIMIT THE APPLICATION OF THE DRAWINGS OR DETAILS.

8. ALL CONSTRUCTION THROUGHOUT THE PROJECT SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. EXCEPT WHERE EXEMPTED.

9. THE GOVERNING AGENCIES, CODE AUTHORITIES AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.

10. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. HMH DESIGN GROUP IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.

11. THE PROJECT, WHEN COMPLETED SHALL COMPLY WITH LOCAL SECURITY CODES AND TITLE 24 ENERGY CONSERVATION REQUIREMENTS. (TITLE 24 WHEN APPLICABLE)

12. CONTRACTOR TO REPLACE AND/OR REROUTE ANY EXISTING UNDERGROUND UTILITIES ENCOUNTERED DURING TRENCHING AND GENERAL CONSTRUCTION.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROJECT LEAVE, STRAIGHT, AND TRUE ACCORDING TO THE PLANS. THE CONTRACTOR SHALL COMPARE THE LINES AND LEVELS OF THE EXISTING CONDITIONS WITH THOSE SHOWN OF THE PLANS PRIOR TO START OF ANY CONSTRUCTION.

14. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING, BLOCKING, AND/OR SLEEVES REQUIRED FOR THE INSTALLATION OF FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, HARDWARE, AND FINISH ITEMS TO INSURE A PROPER AND COMPLETE JOB.

15. TRADES INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THEIR OWN CUTTING, FITTING, PATCHING, ETC. SO AS TO BE RECEIVED PROPERLY BY THE WORK OF OTHER TRADES.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT; UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

17. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES, WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR THEIR REPRESENTATIVE. CONTRACTOR SHALL OBTAIN AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.

18. FIRE EXTINGUISHER REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL FIRE MARSHALL.

19. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO PLACEMENT OF MONOPOLE FOOTING AND OTHER STRUCTURES TO BE PLACED IN GROUND.

20. CONTRACTOR TO PROVIDE TRENCH AS REQUIRED TO INSTALL BOTH ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (#40 PVC). BACKFILL WITH CLEAN SAND AND COMPACT TO THE SATISFACTION OF THE DISTRICTS INSPECTOR. REPLACE FINISH GRADE WITH MATCHING MATERIALS (GRASS, ASPHALT, CONCRETE, ETC.).

21. CONTRACTOR TO PROVIDE HEAVY STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.

22. CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.

1. CONCRETE CODE CONFORMITY

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH: ACI 301, ACI 318, ACI 336, ASTM A184 AS WELL AS LOCAL CODES AND JURISDICTIONS.

2. CONCRETE COMPRESSIVE STRENGTH

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF f_c = 3,000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE ON DRAWINGS.

3. FORMWORK

FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG, AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS FOR EXPOSED CONCRETE SHALL BE PLYWOOD, USING SHEETS AS LARGE AS POSSIBLE, WITH ALL JOINTS TIGHTLY FITTED AND BLOCKED, AND SHALL PRODUCE A FINISHED CONCRETE SURFACE WHICH IS SMOOTH, TRUE, AND FREE FROM BLEMISHES ACCORDING TO STANDARDS FOR ARCHITECTURAL CONCRETE. OPENINGS THROUGH SLABS OR WALLS NOT SHOWN ON THE STRUCTURAL DRAWINGS WHICH WOULD INTERRUPT REINFORCING BARS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ARCHITECT. DEBRIS SHALL BE ENTIRELY REMOVED FROM FORMS PRIOR TO CONCRETE PLACEMENT.

4. AGGREGATE

MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED 1"; SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.

5. REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE PREFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, UNLESS NOTED OTHERWISE. BARS SHALL BE SECURELY TIED IN PLACE SO AS TO MAINTAIN THEIR EXACT POSITION BEFORE AND DURING PLACEMENT OF CONCRETE. LAP BARS 24 DIAMETERS UNLESS NOTED OTHERWISE. REINFORCING BAG FABRICATION LAPS AND PACING SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE OF THE WESTERN CONCRETE REINFORCING STEEL INSTITUTE.

6. REINFORCEMENT COVER

THE FOLLOWING MINIMUM CONCRETE COVER, STEEL TO FORMS, SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS NOTED OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3"

CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 OR LARGER.....2"
#5 AND SMALLER & W.W.F.....1-1/2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
SLAB AND WALL.....3/4"
BEAMS AND COLUMNS.....1-1/2"

7. CONCRETE MIX DESIGN

CONCRETE SHALL BE SAMPLE TESTED AND TESTS SUBMITTED IN ACCORDANCE WITH ASTM C31 AND ASTM C39. READY MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C94. REPORTS SHALL BE SUBMITTED TO CONTRACTOR.

8. CONCRETE PLACEMENT

ALL CONCRETE SHALL BE VIBRATED. OWNER/OWNER REPRESENTATIVE SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO CONCRETE PLACEMENT. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY OWNER/OWNER REPRESENTATIVE PRIOR TO CONCRETE PLACEMENT.

9. SOILS

REFER TO SOILS REPORT

10. MISC.

A CHAMFER OF 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE.

MASONRY NOTES:

1. ALL CONCRETE BLOCK SHALL CONFORM TO THE STANDARDS OF ASTM C90. ALL UNITS SHALL BE NORMAL WEIGHT WITH A COMPRESSIVE STRENGTH OF 1900 PSI UNLESS OTHERWISE NOTED. UNITS ARE TO BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140.

2. MATERIALS USED AS INGREDIENTS IN MORTAR AND GROUT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 2103.8 AND 2103.12 RESPECTIVELY OF THE CALIFORNIA BUILDING CODE. WATER USED IN MORTAR OR GROUT SHALL BE CLEAN AND FREE OF DELETERIOUS AMOUNTS OF ACID, ALKALIES OR ORGANIC MATERIAL OR OTHER HARMFUL SUBSTANCES.

3. MORTAR SHALL BE FRESHLY PREPARED TYPE M OR S CONFORMING TO THE PROPORTION AND PROPERTY SPECIFICATIONS OF ASTM C270. MORTAR MAY BE SITE MIXED OR READY-MIXED CONFORMING TO ASTM C1142. THICKNESS OF BED JOINTS MAY NOT EXCEED ¾

4. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2,000PSI AND SHALL CONFORM TO ASTM C476. THE COMPRESSIVE STRENGTH OF GROUT SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C1019.

5. REINFORCING PROPERTIES:
   REINFORCING BARS SHALL BE CONFORM TO ASTM A615 FOR DEFORMED REINFORCING BARS OF THE FOLLOWING STRENGTHS.
   #3 BARS AND SMALLER — GRADE 40
   #4 BARS AND LARGER — GRADE 60

6. UNITS SHALL BE LAID IN RUNNING BOND UNLESS OTHERWISE SPECIFIED. MORTAR JOINTS SHALL BE 3/8" THICK AND TOOLED SLIGHTLY CONCAVE TO ELIMINATED HORIZONTAL LEDGES. ALL UNITS SHALL BE LAID TRUE, LEVEL, PLUMB, AND NEATLY IN ACCORDANCE WITH THE PLANS.

7. SPECIAL INSPECTION IS REQUIRED PER CBC SECTION 1704.5 USING TABLE 1704.5.1.

GREEN BUILDING CODE COMPLIANCE

CONTRACTOR TO PROVIDE DOCUMENTATION WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2 OF THE GREEN BUILDING CODE. DOCUMENTATION SHALL BE ACCESSIBLE TO BUILDING INSPECTOR FOR EXAMINATION DURING CONSTRUCTION.

SPECIAL INSPECTION

CONTRACTOR TO PROVIDE SPECIAL INSPECTION FOR ANCHORS INTO HARDENED CONCRETE FOR THE EQUIPMENT SHELTER AND THE DIESEL GENERATOR.

DIGALERT 811

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, AND DEPTHS OF UNDERGROUND UTILITIES. HMH DESIGN GROUP CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY OR DELINEATION OF ANY UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY TO OBTAIN INFORMATION REGARDING EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY PROBES TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH PROPOSED CONSTRUCTION.

2. THE CONTRACTOR SHALL NOTIFY U.S.A. UNDERGROUND SERVICE ALERT. (800)227-2600 OR 811, 24 HOURS PRIOR TO ANY EXCAVATION.

HMH
DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA. 95687
PHONE: 707-448-8011

EPIC WIRELESS GROUP INC.

REVISIONS

NO.	DATE	DESCRIPTION
0	02/03/15	ISSUE FOR REVIEW
1	03/27/15	REVISE LEASE AREA

verizon wireless

VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA. 95630

PROJ. NUMBER 20130974325
LOCATION CODE #278694
PFE
9250 WALERGA ROAD
ROSEVILLE, CA 95747

DRAWN BY: PAM | DATE: 06/27/14
HMH JOB NO. 014048
SHEET NO.
T-2

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless

Project Name: PFE

Project Site Location: 9250 Walerga Road
Roseville, CA 95747
Placer County

Date of Observation: 06-20-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

Coordinates (Tower Location)
Latitude: N 38° 43' 57.31" (NAD83) N 38° 43' 57.66" (NAD27)
Longitude: W 121° 21' 54.26" (NAD83) W 121° 21' 50.43" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 101' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

Lease Area Description

All that certain lease area being a portion of Parcel 1 as is shown on that certain Parcel Map filed at Book 29 of Parcel Maps at Page 75, Placer County Records, and being a portion of Section 7, Township 10 North, Range 6 East, M.D.B. & M., and being more particularly described as follows:

Commencing at a 2" Brass Cap marked for the South 1/4 corner of the above referenced Section 7 as is shown on the above referenced Parcel Map from which a similar monument bears South 89°27'26" West 2613.10 feet; thence from said point of commencement North 04°45'54" West 1374.62 feet to the True Point of Beginning; thence from said point of beginning North 00°46'37" West 25.00 feet; thence South 89°13'23" West 40.00 feet; thence South 00°46'37" East 25.00 feet; thence North 89°13'23" East 40.00 feet to the True Point of Beginning.

Together with a non-exclusive easement for access purposes fifteen feet in width from the above described lease area and running thence over and across the underlying parcel and existing access roadway to the public right of way more commonly known as Walerga Road.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point on the North boundary of the above described lease area which bears South 89°13'23" West 10.27 feet from the Northeast corner thereof and running thence North 00°46'37" West 67.11 feet; thence North 89°13'23" East 40 feet more or less to the existing utility pole.

DATE OF SURVEY: 06-20-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.43' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

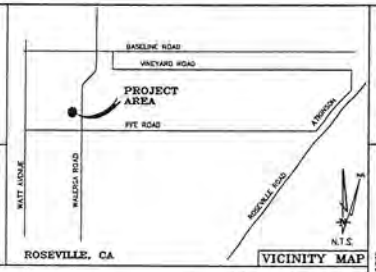
CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 023-221-004

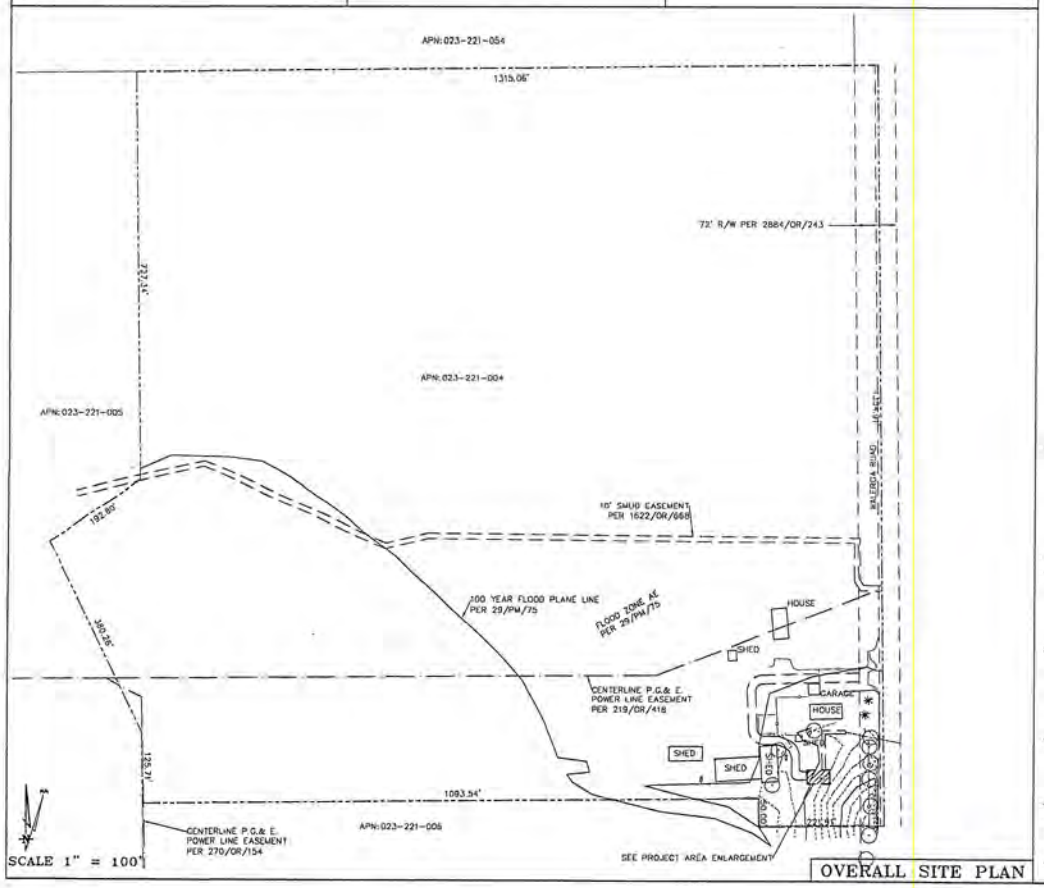
OWNER(S): MONTE & GLADYS LUND
9250 WALERGA ROAD
ROSEVILLE, CA 95747

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

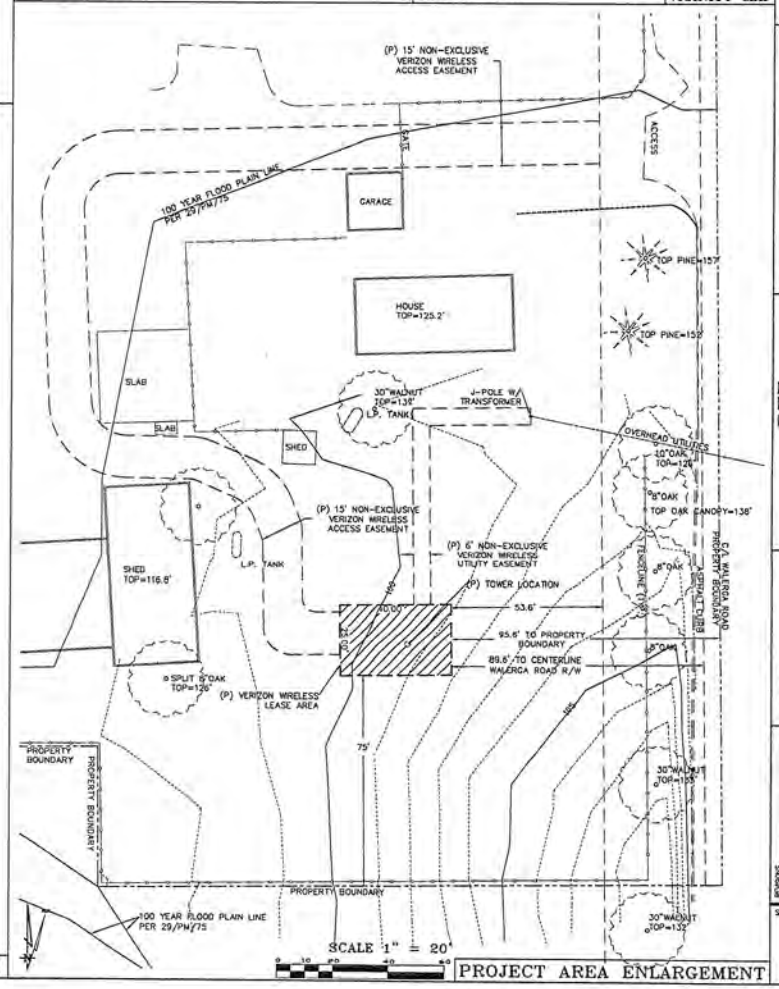


VICINITY MAP



SCALE 1" = 100'

OVERALL SITE PLAN



SCALE 1" = 20'

PROJECT AREA ENLARGEMENT

REVISIONS			
REV	06-23-14	DRAWING SUBMITTAL	N. RONCK
REV	07-01-14	LEASE AREA MOD.	N. RONCK
REV	07-30-14	EASEMENT MOD.	N. RONCK
REV	08-17-14	LEASE AREA MOD.	N. RONCK
REV	01-15-15	LEASE AREA MOD.	N. RONCK
REV	01-16-15	LEASE AREA MOD.	N. RONCK
REV	01-06-15	LEASE AREA MOD.	N. RONCK

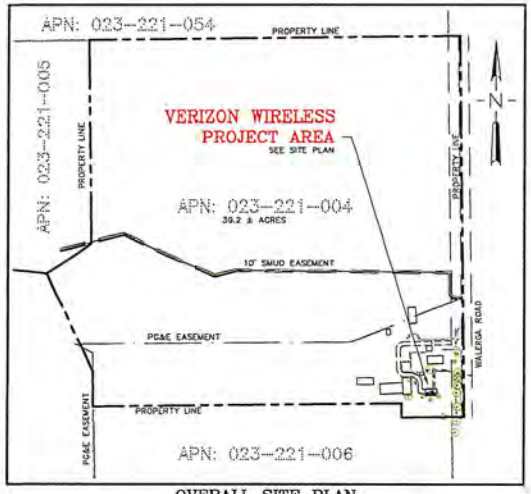
DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

Surveyor
GEIL ENGINEERING
REGISTERED CIVIL ENGINEERS
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309

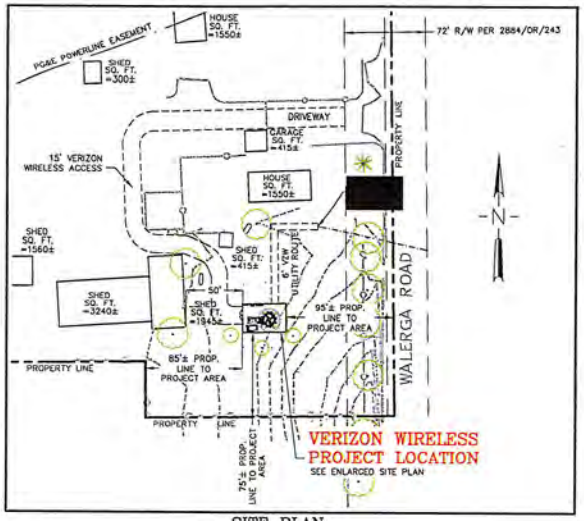
verizon wireless

PFE
9250 WALERGA ROAD
ROSEVILLE, CA 95747
PLOT PLAN AND
SITE TOPOGRAPHY

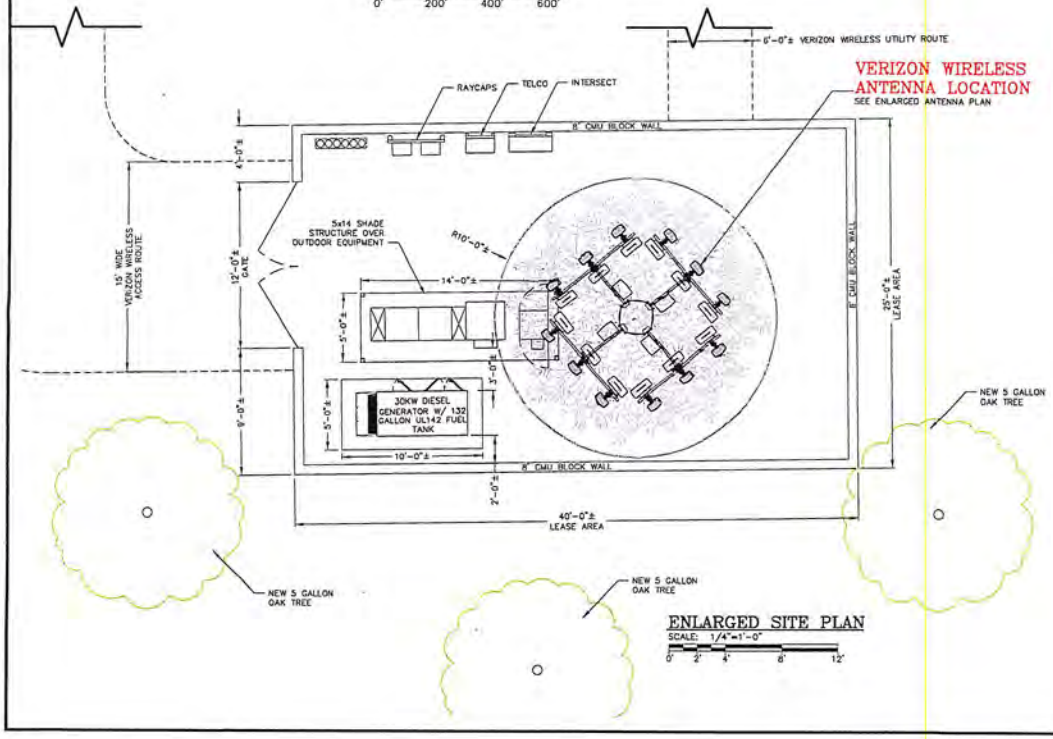
Sheet
C-1



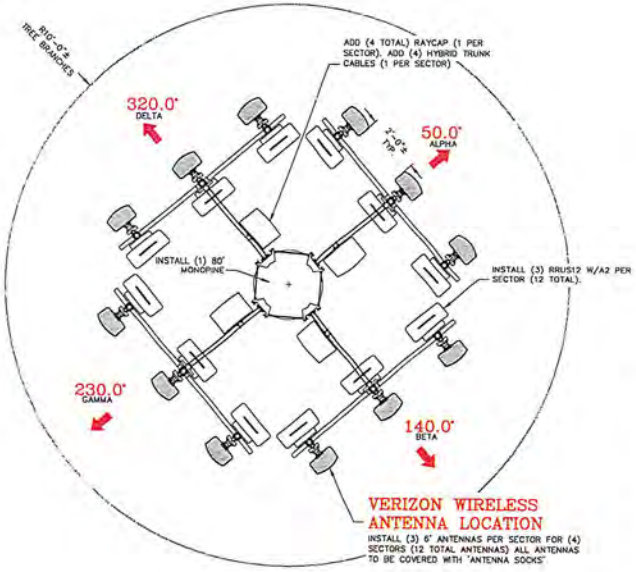
OVERALL SITE PLAN
SCALE: 1" = 200'-0"
0' 200' 400' 600'



SITE PLAN
SCALE: 1"=50'-0"
0' 50' 100'



ENLARGED SITE PLAN
SCALE: 1/4"=1'-0"
0' 2' 4' 8' 12'



ENLARGED ANTENNA PLAN
SCALE: 1/2"=1'-0"
0' 2' 4' 6'

HMH
DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA. 95687
PHONE: 707-446-8011

EPIC WIRELESS GROUP INC.

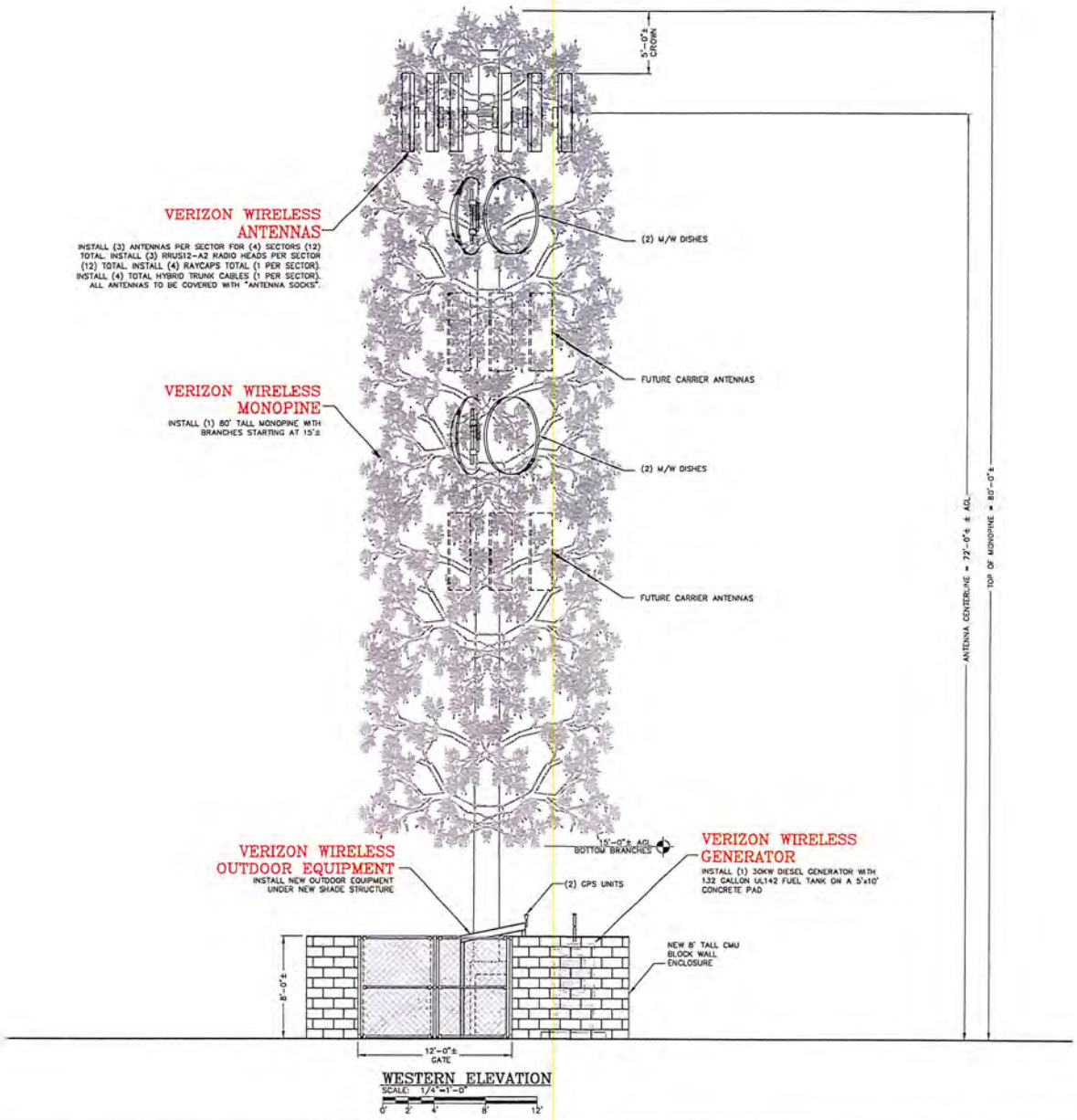
REVISIONS

NO.	DATE	DESCRIPTION
0	02/03/15	ISSUE FOR REVIEW
1	03/27/15	REVISE LEASE AREA

verizon wireless
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA. 95630

PROJ. NUMBER 20130974325
LOCATION CODE #278694
PFE
9250 WALERGA ROAD
ROSEVILLE, CA 95747

DRAWN BY: PAM | DATE: 06/27/14
HMH JOB NO. 014048
SHEET NO.
A-1



WESTERN ELEVATION

SCALE: 1/4"=1'-0"

0' 2' 4' 8' 12'

HMH DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA. 95687
PHONE: 707-448-8011

EPIC WIRELESS GROUP INC.

REVISIONS

NO.	DATE	DESCRIPTION
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verizon wireless

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PFE
9250 WALERGA ROAD
ROSEVILLE, CA 95747

DRAWN BY: PAM DATE: 06/27/14

HMH JOB NO. 014048

SHEET NO.

A-3