

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

COMMISSIONERS: Bill Davis, Charlie Norman, Adam Peck, Chris Tavarez, Mary Beatie

MONDAY, JUNE 23, 2025

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. ROLL CALL –
4. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
5. AGENDA COMMENTS OR CHANGES –
6. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - None.

7. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2024-11: A request by Epic Wireless LLC to construct a new 95-foot tall AT&T wireless monopine telecommunication tower located less than 100-feet from property planned residential and within the C-MU (Mixed Use Commercial) zone.

Variance No. 2024-01: A request by Epic Wireless LLC to construct a new 95-foot tall AT&T wireless monopine telecommunication tower not meeting the fall zone setback and height requirements of Section 17.32.163(D)(1)&(2).

Environmental Assessment Status: N/A.

Project Location: The project site is located at 3705 West Connelly Avenue, on the Derrell's Mini Storage site at the northwest corner of North Demaree Street and West Goshen Avenue (APN: 077-090-035).

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Variance No. 2025-01: A request by Jared Rowley to allow a variance to building height and rear yard coverage development standards for an accessory structure located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental; Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305.

Project Location: The project site is located at 3540 South Oak View Drive (APN: 122-200-023).

9. CITY PLANNER UPDATE –

- a. Update on Planning Commission reappointments.

10. ADJOURNMENT

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JULY 3, 2025, BEFORE 5:00 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 14, 2025



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 23, 2025

PROJECT PLANNER: Colleen A. Moreno, Assistant Planner
Phone: (559) 713-4031
Email: colleen.moreno@visalia.city

SUBJECT: Conditional Use Permit No. 2024-11: A request by Epic Wireless LLC to construct a new 95-foot tall AT&T wireless monopine telecommunication tower located less than 100-feet from property zoned residential and within the C-MU (Mixed Use Commercial) zone.

Variance No. 2024-01: A request by Epic Wireless LLC to construct a new 95-foot tall AT&T wireless monopine telecommunication tower not meeting the fall zone setback and height requirements of Section 17.32.163(D)(1)&(2).

Location: The project site is located at 3705 West Connelly Avenue, on the Derrell's Mini Storage site at the northwest corner of North Demaree Street and West Goshen Avenue (APN: 077-090-035).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission deny Conditional Use Permit No. 2024-11, based upon the findings and conditions in Resolution No. 2024-18. Staff's recommendation is based on the conclusion that the request is inconsistent with Zoning Ordinance Section 17.32.163.C of the Visalia Municipal Code.

Staff recommends that the Planning Commission deny Variance No. 2024-01, based on the findings in Resolution No. 2024-17. Staff's recommendation is based on the conclusion that the request is inconsistent with Zoning Ordinance Section 17.32.163.C of the Visalia Municipal Code.

RECOMMENDED MOTION

I move to deny Conditional Use Permit No. 2024-11 based on the findings in Resolution No. 2024-18.

I move to deny Variance No. 2024-01, based on the findings in Resolution No. 2024-17.

ALTERNATIVES

The Planning Commission may, in lieu of the recommended motion specified above, consider the following alternative motion:

1. Approve Conditional Use Permit No. 2024-11, with additional conditions or modifications as specified by the Planning Commission; and,
2. Approve Variance No. 2024-01, with additional conditions or modifications as specified by the Planning Commission.

If the Planning Commission were to approve both the Conditional Use Permit and Variance, staff will need to prepare revised resolutions that reflect the Planning Commission's approval. Staff will bring revised resolutions back to the Planning Commission for their adoption at the next available Planning Commission meeting.

PROJECT DESCRIPTION

Conditional Use Permit No. 2024-11 and Variance No. 2024-01 are requests by Epic Wireless LLC to construct a new 95-foot tall AT&T wireless telecommunication tower at the Derrell's Mini Storage facility located at the northwest corner of West Goshen Avenue and North Demaree Street at 3705 West Connelly Avenue which is within the C-MU (Mixed Use Commercial) zone. Per the applicant's Operational Statement (Exhibit "A"), AT&T is seeking to improve its communications service and increase coverage and capacity in the area for both new and potential customers.

Per the applicant, the telecommunication tower will help alleviate an area of poor coverage within this service area, which causes lost calls, ineffective service, and slow data speeds. The applicant is proposing a 95-foot monopine design for the telecommunication tower (Exhibit "D"). This tower will have 12 antennas, 12 Remote Radio Heads (RRHs), and associated coax. The tower will also be designed to accommodate additional carriers, in the future, if additional carriers express an interest in collocation on this tower. AT&T also proposes to place a standby emergency diesel generator, outdoor ground cabinets and associated power and telco connection equipment to be located within a fenced compound measuring 360 square feet.

The conditional use permit is required based on the zoning of the site. Per the Visalia Municipal Code Table 17.25.030 wireless telecommunication facilities within the C-MU (Mixed Use Commercial) zone are conditionally allowed. The proposed site is located approximately 175-feet (Exhibit "G") from the Demaree / Houston Apartments, a 222-unit deed restricted affordability multi-family apartment complex.

The variance is required for this project as the proposed tower does not meet the developmental standards for the C-MU (Mixed Use Commercial) zone, being that the height of the tower exceeds the maximum height as defined in Table 17.32.163(E)(A) of the Zoning Ordinance. Additionally, the tower will also not meet the fall zone setback requirement from property line as specified in Section 17.32.163.D.1 of the Zoning Ordinance.

BACKGROUND INFORMATION

General Plan Land Use Designation:	C-MU (Mixed Use Commercial)
Zoning:	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use:	North: O-PA and R-M-3 / Demaree Houston Apartments South: O-PA / Union Pacific Railroad, offices East: C-N / CVS Pharmacy West: R-1-5 / The Ranch Subdivision
Environmental Review:	Categorical Exemption No. 2024-16 & 2024-15
Special Districts:	None
Site Plan Review:	SPR No. 2023-214

RELATED PROJECTS

Demaree / Houston Apartments:

- Conditional Use Permit No. 2022-21 was a request by Maracor Development to establish a 222-unit multi-family residential development on 7.61 acres in the R-M-3 and O-PA zones. The site is located on the southwest corner of West Houston Avenue and North Demaree Street, located southwest of the project site. This project was approved by Planning Commission on January 9, 2023, and is currently under construction.

Telecommunication towers wherein action has not been taken:

- Conditional Use Permit No. 2022-07 & Variance No. 2022-02 was a request by J5 Infrastructure Partners to bring a nonconforming wireless telecommunication facility on a parcel measuring less than five acres and not meeting the fall zone setback requirement. The site is located at 214 South Giddings Avenue. The telecommunications tower was continued to a date uncertain by Planning Commission on September 12, 2022.

Telecommunication towers that have previously been approved by the Planning Commission under the Wireless Telecommunication Facility Ordinance (since 2015):

- Conditional Use Permit No. 2018-05 and Variance No. 2018-04 was a request by River Management Group to install a new 105-foot-high mono-pole with a 100-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is located at 537 E. Houston Avenue. The telecommunication tower was approved by the Planning Commission on May 29, 2018.
- Conditional Use Permit No. 2017-07 and Variance No. 2017-05 was a request by Verizon Wireless to install a new 80-foot high mono-pole with a 75-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is located at 2639 East Noble Avenue. The telecommunication tower was approved by the Planning Commission on March 27, 2017.
- Conditional Use Permit No. 2017-05 and Variance No. 2017-03 a request by Verizon Wireless to install a new 70-foot high Mono-pole with a 65-foot high telecommunications tower which is less than the required 1 to 5 vertical height to horizontal separation from a property line. The cell tower is located in the Colonial Shopping Center next to the Planet Fitness building. The telecommunication tower was approved by the Planning Commission on March 13, 2017.

PROJECT EVALUATION

As proposed, staff does not support the project request to establish a new wireless telecommunications facility on the site. The proposed site is located approximately 0.31 miles from an existing telecommunication tower at the Visalia Country Club at 3413 West Goshen Avenue and 0.29 miles from an existing telecommunications tower at The Woodlands venue and event space at 4211 West Goshen Avenue. In particular, the proposed wireless telecommunication tower does not comply with the City of Visalia's Wireless Telecommunication Ordinance as contained in Section 17.32.163.

Wireless Telecommunication Ordinance (Section 17.32.163)

The purpose and intent of the wireless telecommunication ordinance is to *“provide clarity and consistency in applying the requirements and guidelines for the acceptance, processing and approval of new wireless telecommunication facilities and modifications to existing wireless telecommunication facilities”* (VMC 17.32.163).

Zoning Ordinance Section 17.32.163.C (listed below) lists a range of six locations / scenarios where telecommunication facility locations range from the most appropriate to the least appropriate. The most preferred locations would be collocation on existing facilities and structures as stated below:

C. Preferred Zones and Locations. When doing so would not conflict with the standards set forth in this Section or with federal law, wireless telecommunication facilities shall be located in the most appropriate location as described in this subsection (C), which range from the most appropriate to the least appropriate.

- 1. Collocation on existing facilities and structures located on city owned property;*
- 2. Collocation on existing structures and facilities in the public or quasi-public zone;*
- 3. Collocation on existing facilities and structures or attached wireless telecommunication facilities in the allowed Commercial, Office or Industrial Zones;*
- 4. Location of new wireless telecommunication facilities on city owned property;*
- 5. Location of new wireless telecommunication facilities in the Public or Quasi-Public Zone;*
- 6. Location of new wireless telecommunication facilities in the allowed Commercial, Office and Industrial Zones.*

The proposed location of this new telecommunication tower will fall into the last location, therefore deeming it least appropriate.

Nearby Telecommunications Facilities

There are currently three telecommunication sites located near the proposed request, with two of those sites being within less than a half-mile from the proposed site (Exhibit "F"). The applicant has provided an analysis (Exhibit "A") of these alternative sites:

Visalia Country Club Telecommunication Tower – 3413 West Goshen Avenue

Per the applicant, not enough space exists at this site within the current equipment compound, and as such the current compound would need to be expanded to accommodate the new proposed AT&T ground equipment which was not supported by the Country Club. For this reason, the site was terminated as an option. Please note that no information has been provided about the potential to remove and replace the existing monopine cell tower with a taller monopine cell tower to facilitate the request of providing a taller tower which could provide for collocation opportunities.

The telecommunication tower (monopine) located at this site is approximately 0.31 miles (545 yards) from the proposed location (Exhibit "F").

The Woodlands Telecommunication Tower – 4211 West Goshen Avenue

Per the applicant, the existing monopole located at this site is too close to an existing AT&T site located at the corner of Goshen and Akers (rooftop site) and as such was eliminated as a possible candidate.

The telecommunication tower at this site is approximately 0.29 miles (510 yards) from the proposed location (Exhibit "F")

Key West Shopping Plaza – 5151 West Goshen Avenue (Corner of Goshen and Akers)

Per the applicant, this rooftop site is providing inadequate coverage of the desired coverage objective for the new, current proposed search area and as such the new location of this request is proposed which is demonstrated in the zone propagation map (Exhibit "E") that was submitted

by the applicant. The rooftop site at this location is approximately 0.81 miles (1,425 yards) from the proposed location (Exhibit “F”).

The City of Visalia has a consistent record of approving telecommunication towers that comply with the Wireless Telecommunication ordinance, wherein its purpose and intent is to *“protect the benefits derived by the city, its residents, and the general public from access to personal wireless telecommunication services while minimizing, to the greatest extent feasible, the redundancy of wireless telecommunication facilities”* (VMC 17.32.163).

Based on the locations of existing telecommunication facilities located in close proximity to the requested new tower, this project does not align with the purpose and intent of the ordinance, namely in regards to collocation and redundancy.

Height, Fall Zone Setback and Design

The new telecommunication tower that is proposed by AT&T will be located at the Derrell’s Mini Storage site. The location of the tower will be along the south property boundary, along West Goshen Avenue directly north of the railroad tracks and walking path (Exhibit “B”).

Height

Per VMC Table 17.32.163(E)(A) the maximum height of a freestanding tower shall not exceed the height of the zone district in which the wireless telecommunication facility is located by more than twenty-five (25) feet. The project site is located within the C-MU (Mixed Use Commercial) zone and the maximum building height for all structures shall not exceed fifty (50) feet, but when combined with the additional 25-foot height allowance for telecommunication towers, the maximum total height permitted is 75-feet. The proposed height of the new tower will be 95-feet which exceeds the maximum allowable height by 20-feet as permitted per the Wireless Telecommunication Ordinance.

Fall Zone Setback

In order to ensure public safety, all new wireless telecommunication facilities shall adhere to the Fall Zone Setback (VMC 17.32.163.D.1). This setback shall be maintained at a 1:5 ratio, measured from property lines, based on the height of the cell tower, including any antenna or antenna array attached thereto. The total height of the tower is 95-feet, and based on this height, a fall zone setback of 450-feet from all property lines is required. The proposed location of the telecommunications tower will have the following setbacks:

- 31-ft setback from the south property line
- 209-ft setback from the east property line
- 244-ft from the farthest north property line
- 1,018-ft setback from the west property line

The proposed tower does not meet the required fall zone setback required based on the height of the tower, thereby requiring the need to file a variance.

Design

The applicant is proposing a monopine style telecommunications tower and has provided simulated photos of how the tower will appear at the proposed site (Exhibit “D”). This style of tower is built to resemble a pine tree with “branches” covering almost the entire length of the tree. However, this style does not provide any type of cohesive look to the surrounding area of the proposed location which is evident in the simulated photos. Per VMC 17.32163.G.1, *“the use of these monopines is to conceal the telecommunication facilities”* and *“the type of concealment should blend in with the surrounding neighborhood in order to be considered.”*

The proposed project does not meet the City's standards in regards to height and the fall zone setback, nor does it properly use concealment and has a significant negative aesthetic impact per the purpose of the ordinance. Therefore, staff recommends that the request for a new telecommunication tower be denied.

Surrounding Land Use - Demaree / Houston Apartments

The proposed project site for the telecommunication tower is located south of the Demaree / Houston Apartments (Conditional Use Permit No. 2022-21), which was approved by Planning Commission on January 9, 2023. This CUP established a 222-unit multi-family residential development on approximately 7.61 acres in the R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area) and O-PA (Professional/Administrative Office) zones. The Demaree / Houston Apartments project is providing 100% of the units as affordable for lower income residents.

The proposed tower will be approximately 175-feet from the multi-family apartments (Exhibit "G") and therefore the proposed tower is not meeting the fall zone setback of 450-feet (1:5 ratio based on height). Considering that the multi-family residential would be directly impacted aesthetically, staff recommends denial for the proposed tower. The City desires to reduce, *"to the greatest extent feasible, adverse economic, safety and/or aesthetic impacts on nearby properties and the community as a whole"* (VMC 17.32.163.A).

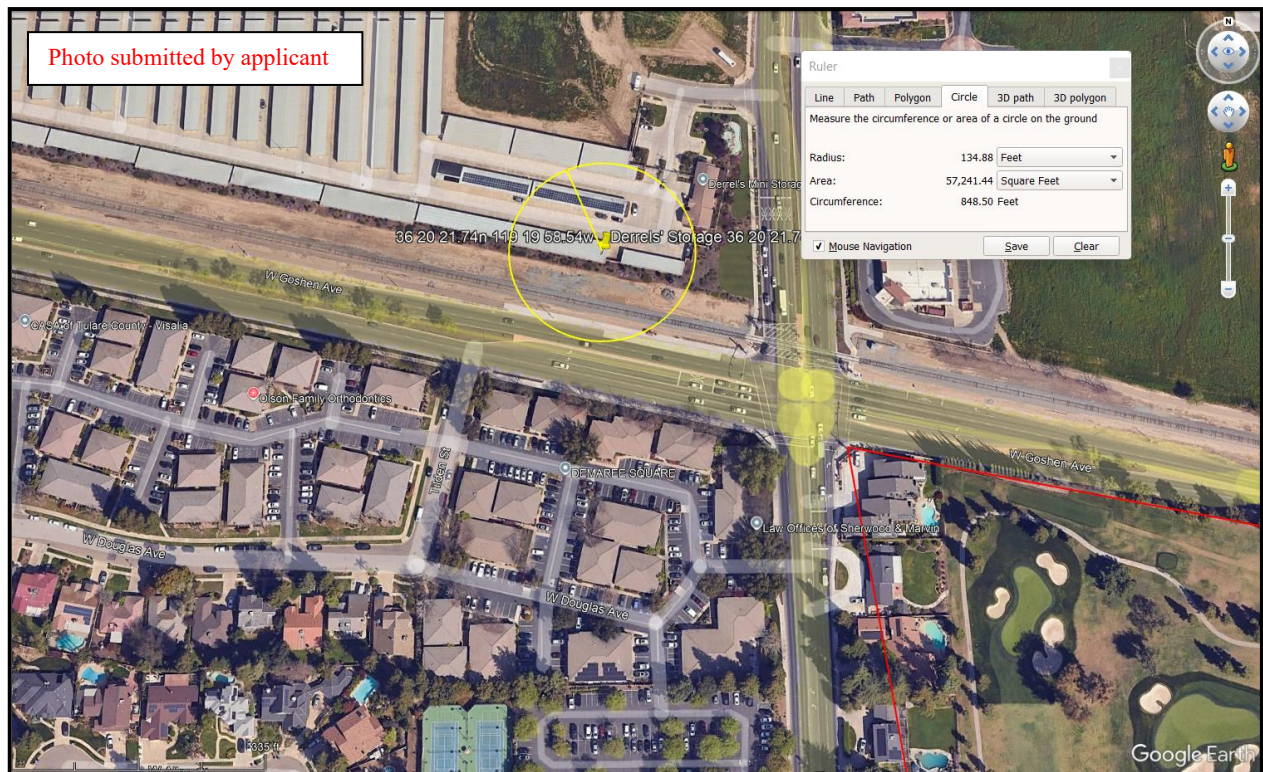
Required Variance Findings

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided responses to the variance findings (Exhibit "C"), and staff has included the analysis for each finding below.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Applicant Finding: Due to the lack of collocation opportunities within the coverage objective for this site and lack of other non-residentially zoned parcels in the area, we feel that the current parcel (Zoning = MU Commercial) is the best option for locating a cellular facility. The proposed 90' height of the tower is required in order to achieve the desired site coverage objective detailed in the site coverage maps included with this application and would allow collocation of other carriers on this pole. A 50' tall tower would not achieve either of these objectives.

Additionally, the tower has been positioned on the parcel in order to maximize the distance from residentially zoned parcels and to utilize screening provided by the existing self-storage facility structures. (Please see Photo #1) below.



Staff Finding: The actual height of the proposed telecommunications tower is 95-feet (Exhibit “A”), exceeding the maximum height allowable for the zone and per the height requirements of the ordinance by 20-feet. There are multiple examples of telecommunication towers located within commercial zones that meet the height requirements. Two examples are a 75-foot telecommunications tower located at 3352 South Mooney Boulevard in the Regional Retail Commercial (C-R) zone (CUP No. 2013-01) and a new 72-foot “stealth” telecommunication tower located at the Key West Shopping Center in the C-N (Neighborhood Commercial) zone (CUP No. 2011-13).

Additionally, the request to erect a new telecommunication tower when there are three existing telecommunication facilities located less than one mile from this proposed location further proves that the City has a consistent record of approving telecommunication towers that are consistent with the Wireless Telecommunication ordinance and that the strict and literal interpretation and enforcement of the ordinance does not pose an unnecessary hardship on the applicant. Furthermore, this proposed location leads to redundancy and is in direct conflict with the purpose and intent of the ordinance.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Applicant Finding: *The existing parcel is fully developed and as such we selected a location for the proposed facility that will provide adequate space and setback from surrounding parcels for the communication facility.*

Staff Finding: Staff concludes that the site’s limitation related to the existing and fully developed site area (Derrell’s Mini Storage) does provide limitations, however the site’s developed status has no bearing on the site complying with the 1 to 5 vertical height to

horizontal separation from a property line as required by the Zoning Ordinance. Existing development on a parcel is not an exceptional or extraordinary circumstance.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Applicant Finding: This site will help alleviate a gap in service for AT&T cellular customers and help increase communication capabilities of first responders in the area including FirstNet users.

Due to the lack of colocation opportunities within the coverage objective for this site and lack of other non-residentially zoned parcels in the area, we feel that the current parcel (Zoning = MU Commercial) is the best option for locating a cellular facility. The proposed 90' height of the tower is required in order to achieve the desired site coverage objective detailed in the site coverage maps included with this application and would allow colocation of other carriers on this pole. A 50' tall tower would not achieve either of these objectives.

Additionally, the tower has been positioned on the parcel in order to maximize the distance from residentially zoned parcels and to utilize screening provided by the existing self-storage facility structures.

Staff Finding: VMC 17.32.163.C states the preferred zones and locations for telecommunication facilities. The site selected for the telecommunications tower is proposed in an area that is least appropriate for the use. This ordinance applies to all sites located within the C-MU zone. Moreover, the Zoning Ordinance permits properties in the C-MU zone to construct a wireless telecommunications facility subject to setback and height limits. Compliance with those measures would still permit the site to construct a facility. Therefore, staff finds that the code does not deprive the applicant of privileges enjoyed by other owners of properties classified in the same zone. Additionally, the proposed telecommunication tower does not blend in with the surrounding neighborhood and negatively impacts safety and the aesthetics of the area.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Applicant Finding: The city has approved other monopine projects at a similar height.

Staff Finding: Staff does not concur with the applicant's assessment and would reiterate the response provided for Finding No. 3. Furthermore, the adoption of the telecommunication ordinance in 2015 was done in response to an increase in telecommunication tower request with no provisions on citing preferred locations and concealment to reduce the aesthetic and visual impacts to the entire community, and to foster the placement of these structures in areas that provided opportunities to blend into the natural urban environment through use of concealment. This request has not demonstrated the ability to comply with the adopted telecommunication ordinance as adopted by the City Council.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Applicant Finding: The site will increase public safety by increasing communications for first responders (FirstNet), residents, businesses and travelers in the area and provide a valuable

backup to traditional land lines during outages. In addition, the site will be designed and constructed in conformance with all FCC requirements for communication facilities.

Staff Finding: Staff does not concur with the applicant's assessment. The height and location of the tower exceeds the fall zone setback and is also located near a high traffic intersection. The fall zone setback is required to ensure public safety, and the telecommunication tower's proximity to residential is detrimental to the future tenants of that multi-family development in regards to safety and welfare. The tower has the potential to be materially injurious to properties or improvements in the vicinity.

Environmental Review

If the project is denied, no action is required on an environmental document. Alternately, if the Planning Commission determines, based on the evidence in the record, that Conditional Use Permit No. 2024-11 and Variance No. 2024-01 can be approved, a Categorical Exemption would be prepared in this circumstance.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2024-11

1. That the proposed project will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is not consistent with the policies and intent of the General Plan and Zoning Ordinance as conditioned by staff.
 - a. The proposed location of the conditional use permit is not in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. As proposed, the project request to establish a new wireless telecommunications facility on the site. The proposed site is located less than a half-mile from two other telecommunication towers, additionally the zoning of the proposed site is considered the least appropriate, per 17.32.163.C "Preferred Zones and Locations" of the Zoning Ordinance. Zoning Ordinance Section 17.32.163.C.
3. No environmental finding is required if the project is denied. However, if the project were to be approved by the Planning Commission, staff will bring back an environmental finding for the Planning Commission's consideration.

Variance No. 2024-01

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

The actual height of the proposed telecommunications tower is 95-feet, exceeding the maximum height allowable for the zone and per the height requirements of the ordinance by 20-feet. There are multiple examples of telecommunication towers located within commercial zones that meet the height requirements. Two examples are a 75-foot telecommunications tower located at 3352 South Mooney Boulevard in the Regional Retail Commercial (C-R) zone (CUP No. 2013-01) and a new 72-foot "stealth" telecommunication tower located at the Key West Shopping Center in the C-N (Neighborhood Commercial) zone (CUP No. 2011-13).

Additionally, the request to erect a new telecommunication tower when there are three existing telecommunication facilities located less than one mile from this proposed location

further proves that the City has a consistent record of approving telecommunication towers that are consistent with the Wireless Telecommunication ordinance and that the strict and literal interpretation and enforcement of the ordinance does not pose an unnecessary hardship on the applicant. Furthermore, this proposed location leads to redundancy and is in direct conflict with the purpose and intent of the ordinance.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Staff concludes that the site's limitation related to the existing and fully developed site area (Derrell's Mini Storage) does provide limitations, however the site's developed status has no bearing on the site complying with the 1 to 5 vertical height to horizontal separation from a property line as required by the Zoning Ordinance. Existing development on a parcel is not an exceptional or extraordinary circumstance.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

VMC 17.32.163.C states the preferred zones and locations for telecommunication facilities. The site selected for the telecommunications tower is proposed in an area that is least appropriate for the use. This ordinance applies to all sites located within the C-MU zone. Moreover, the Zoning Ordinance permits properties in the C-MU zone to construct a wireless telecommunications facility subject to setback and height limits. Compliance with those measures would still permit the site to construct a facility. Therefore, staff finds that the code does not deprive the applicant of privileges enjoyed by other owners of properties classified in the same zone. Additionally, the proposed telecommunication tower does not blend in with the surrounding neighborhood and negatively impacts safety and the aesthetics of the area.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Staff does not concur with the applicant's assessment and would reiterate the response provided for Finding No. 3. Furthermore, the adoption of the telecommunication ordinance in 2015 was done in response to an increase in telecommunication tower request with no provisions on citing preferred locations and concealment to reduce the aesthetic and visual impacts to the entire community, and to foster the placement of these structures in areas that provided opportunities to blend into the natural urban environment through use of concealment. This request has not demonstrated the ability to comply with the adopted telecommunication ordinance as adopted by the City Council.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Staff does not concur with the applicant's assessment. The height and location of the tower exceeds the fall zone setback and is also located near a high traffic intersection. The fall zone setback is required to ensure public safety, and the telecommunication tower's proximity to residential is detrimental to the future tenants of that multi-family development in regards to safety and welfare. The tower has the potential to be materially injurious to properties or improvements in the vicinity.

RECOMMENDED CONDITIONS OF APPROVAL

No recommended conditions of approval are established as staff is recommending the Planning Commission deny the conditional use permit and variance entitlements. However, should the Planning Commission approve these entitlements, staff would request the Planning Commission identify any specified conditions or modifications to be included in project conditions. Staff will prepare revised conditions of project approval and revised resolutions that reflect the Planning Commission's approval. Staff will bring revised resolutions along with project conditions back to the Planning Commission for their adoption at the next available Planning Commission meeting.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street Visalia California. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2024-18 – Conditional Use Permit No. 2024-11
- Resolution No. 2024-17 – Variance No. 2024-01
- Exhibit "A" – Operational Statement
- Exhibit "B" – Site Plans
- Exhibit "C" – Variance Findings
- Exhibit "D" – Telecommunications Tower Simulation Photos
- Exhibit "E" – Telecommunications Tower Zone Propagation Map
- Exhibit "F" – Map of proposed tower and nearby telecommunication facilities
- Exhibit "G" – Map of proposed tower and Demaree/Houston Apartments
- Site Plan Review Comments No. 2023-214-1
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Conditional Use Permits (Chapter 17.38 of Visalia Municipal Code)

17.38.010 Purposes and powers

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 - 3. Address and legal description of the property;
 - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 - 5. The purposes of the conditional use permit and the general description of the use proposed;
 - 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures

17.38.080 Public hearing--Notice

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant

conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

Zoning Ordinance Chapter 17.42

VARIANCES AND EXCEPTIONS

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title. (Prior code § 7555)

17.42.020 Exception purposes.

A. The planning commission may grant exceptions to ordinance requirements where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title.

B. The planning commission may grant exceptions or modifications to site development standards and zoning in accordance with the provisions of Chapter 17.32, Article 2, density bonuses and other incentives for lower and very low income households and housing for senior citizens. (Prior code § 7556)

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

17.42.040 Exception powers of city planning commission.

The city planning commission may grant exceptions to the regulations prescribed in this title, with respect to the following, consistent with the provisions and intentions of this title:

A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;

B. Downtown building design criteria, pursuant to Section 17.58.090;

C. Fences, walls and hedges; and

D. Upon the recommendation of the historic preservation advisory board and/or the downtown design review board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities;

E. In accordance with Chapter 17.32, Article 2, density bonuses, may grant exceptions or modifications to site development standards and/or zoning codes. (Prior code § 7558)

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;
5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;
6. Additional information as required by the historic preservation advisory board;
7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7559)

17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing. (Prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7561)

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090. (Prior code § 7562)

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Prior code § 7563)

17.42.100 Exception action of the city planning commission.

A. The city planning commission may grant an exception to a regulation prescribed by this title with respect to fences and walls, and, upon recommendation of the historic preservation advisory board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas, provided that all of the following criteria is applicable:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;

3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

B. The city planning commission may grant exceptions or modifications to zoning code requirements in accordance with the provisions of Chapter 17.32, Article 2, density bonuses. The granting of the exception shall become effective upon

the granting of the density bonus by the city council. (Prior code § 7564)

17.42.110 Appeal to city council.

A. Within five (5) working days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Action of city council.

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

17.42.130 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Prior code § 7567)

17.42.140 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with. (Prior code § 7568)

17.42.150 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance. (Prior code § 7569)

17.32.163 Regulation of wireless telecommunication facilities.

A. Purpose and Intent.

The purpose and intent of this section is to promote quality, clarity and consistency in applying the requirements and guidelines for the acceptance, processing and approval of new wireless telecommunication facilities and modifications to existing wireless telecommunication facilities. The purpose and intent of this section is also protect the benefits derived by the city, its residents, and the general public from access to personal wireless telecommunication services while minimizing, to the greatest extent feasible, the redundancy of wireless telecommunication facilities. The city desires to balance these goals, by permitting the installation and operation of wireless telecommunication facilities where they are needed, while reducing, to the greatest extent feasible, adverse economic, safety and/or aesthetic impacts on nearby properties and the community as a whole.

B. Definitions. The definitions set for in this section shall apply to this title.

"Ancillary structure" means any development associated with a wireless telecommunications facility, including but not limited to foundations, concrete slabs on grade, guy wire anchors, generators and transmission cable supports. This definition does not include equipment cabinet.

"Antenna" means any apparatus designed for transmitting and/or receiving electromagnetic waves that includes but is not limited to, telephonic, radio or television communications. Types of antenna include, but are not limited to, omnidirectional (whip) antennas, sectorized (panel) antennas, or parabolic (dish) antennas.

"Antenna array" means a single set or group of antennas and their associated mounting hardware, transmission lines or other appurtenances which share a common attachment device such as a mounting frame or mounting support.

"Attached wireless telecommunications facility" means a wireless telecommunication facility and ancillary structures that are secured to an existing structure, as defined in Section 17.04.030, with any accompanying equipment cabinet, which may be located either on the roof or inside/outside of the building or structure. An attached wireless telecommunications facility is considered to be an accessory use to the existing principal use on a site.

"Collocate or Collocation" means location or placement of wireless telecommunications facilities by two (2) or more wireless personal service providers on an antenna or antennas and feed lines on a common antenna support structure or other structure on which there is an existing antenna array. The term "Collocation" shall not be applied to a situation where two (2) or more wireless personal service providers independently place attached wireless telecommunication facilities on an existing building or structure.

"Combined antenna" means an antenna or antenna array designed and utilized to provide services for more than one (1) wireless provider for the same or similar type of services.

"Conceal or Concealed" means a wireless telecommunication facility in which the antenna, monopole, and/or tower, and sometimes the support equipment, are hidden from view, or effectively disguised as may reasonably be determined by the city planner or planning commission as applicable, such as in a false tree, monument, cupola, or other concealing structure which either mimics, or which also serves as, a natural or architectural feature in a compatible environment concealed wireless telecommunication facilities that do not mimic or appear as a natural or architectural feature to the average observer are not within the meaning of this definition.

"Coverage" means the geographic area served by an individual wireless telecommunications facility installation.

"Digital Antenna System (DAS)" means a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure.

"Eligible facilities request" means a request that involves collocation, removal, or replacement of wireless telecommunication facilities.

"Equipment cabinet" means a structure located at a base station that is above the base flood elevation and designed exclusively to contain radio or other equipment necessary for the transmission or reception of wireless telecommunication signals. An equipment cabinet cannot be used for storage and/or habitable space.

"Existing structures and facilities" means any wireless telecommunications facility for which a permit has been properly issued pursuant to this Section or prior to its adoption.

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account environmental, physical, legal, cost and technological factors.

"Lattice structure" means a tapered style of antenna support structure that typically consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

"Location" means the area where a wireless telecommunications facility is located or proposed to be located. Reference to location shall be exact longitude and latitude, to the nearest tenth of a second, with bearing or orientation referenced to true north.

"Modification" means the change, or proposed change, of any portion of a wireless telecommunication facility from its description in a previously approved wireless telecommunication facility permit. Modification includes structural reinforcement, change in antenna type, and changes that alter the appearance, size or height of a wireless telecommunication facility.

"Monopole" means a style of freestanding antenna support structure that consists of a single shaft usually composed of two (2) or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These components are mounted to a foundation that rests on or in the ground or on the roof of a building.

"Mount" means the surface upon which antennas are mounted. Mounts include, but are not limited to roof-mounts (mounted on the roof of a building) and side-mounts (mounted on the side of a building).

"Non-residential use" means uses such as churches, schools, and residential care facilities that are not a residential use but may be allowed in a residential zone typically with a conditional use permit.

"Personal wireless telecommunications services" means commercial mobile radio services, unlicensed wireless services and common carrier wireless exchange access service as identified in the Telecommunications Act of 1996.

"Siting" means the method and form of placement of a wireless telecommunications facility on a specific area of a property,

"Support equipment" means the physical, electrical and/or electronic equipment included within a wireless telecommunication facility used to house, power, and/or process signals from or to the facility's antenna or antennas.

"Utility tower" means an open framework structure or steel pole used to support electric transmission facilities.

"Wireless telecommunications facility" means a staffed or unstaffed commercial facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of any combination of the following for that purpose: a mount, an antenna support structure, a monopole, a lattice structure, an ancillary structure, an antenna or antenna array or combined antenna, transmission cables, support equipment, and/or equipment cabinet.

C. Preferred Zones and Locations.

When doing so would not conflict with the standards set forth in this Section or with federal law, wireless telecommunication facilities shall be located in the most appropriate location as described in this subsection (C), which range from the most appropriate to the least appropriate.

1. Collocation on existing facilities and structures located on city owned property;
2. Collocation on existing structures and facilities in the public or quasi-public zone;
3. Collocation on existing facilities and structures or attached wireless telecommunication facilities in the allowed Commercial, Office or Industrial Zones;
4. Location of new wireless telecommunication facilities on city owned property;
5. Location of new wireless telecommunication facilities in the Public or Quasi-Public Zone;
6. Location of new wireless telecommunication facilities in the allowed Commercial, Office and Industrial Zones.

D. Setbacks.

1. Fall Zone Setback. In order to ensure public safety, all new wireless telecommunication facilities shall maintain a setback at a 1:5 ratio, measured from property lines, based on the height of the cell tower, including any antenna or antenna array attached thereto. All new wireless telecommunication facilities shall also meet the minimum setback requirements of the underlying design district.

2. Variance. Setbacks for wireless telecommunication facilities may be modified if the requirements of Chapter 17.42 can be satisfied and the applicant can demonstrate that the siting for the proposed wireless telecommunication facility will be the least visually obtrusive profile, will not detract from the beauty and/or character of the area in which it is proposed to be located, and will not cause a public safety issue.

E. Height limits for new wireless telecommunication facilities.

Maximum Height

Type of Facility	Maximum Height
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Concealed and attached to building	Shall not exceed the height of the structure on which the attached wireless telecommunication facility is attached by more than twenty-five (25) feet.
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Non-concealed attached to building Shall not exceed the height of the structure on which the attached wireless telecommunication facility is attached by more than twenty-five (25) feet.

Freestanding tower Shall not exceed the height of the design district in which the wireless telecommunication facility is located by more than twenty-five (25) feet.

Collocation on existing buildings and structures (legal nonconforming) An attached wireless telecommunication facility may locate on a building or structure that is legally non-conforming with respect to height, provided that the facility does not project above the existing height by more than twenty-five (25) feet.

Height Limit Exception. The planning commission may approve additional height beyond the maximum allowed subject to the provisions Chapter 17.42 (Variance and Exceptions) of the Visalia Zoning Ordinance.

F. Concealed Wireless Telecommunications Facilities Required.

All new wireless telecommunication facilities are required to be concealed. A wireless telecommunication facility that is not concealed may be permitted so long as the following findings can be met:

1. The siting of the proposed wireless telecommunication facility will not adversely impact the use of the property, other buildings and structures on the property, or the surrounding area or neighborhood.
2. The siting of the proposed wireless telecommunication facility will result in the least intrusive visual impact to the area.
3. To the maximum extent reasonably feasible, the proposed wireless telecommunications facility has been designed to blend with the surrounding area and is appropriately designed for the specific site.

G. Concealed Wireless Telecommunication Facility Options.

1. The use of so-called "monopines, monopalms and other mono-trees" to conceal wireless telecommunication facilities shall be evaluated during the planned development permit process. The applicant shall demonstrate that these structures will blend in with the surrounding neighborhood in order to be considered. Photo simulations are required for a proposed mono-tree. The city planner may condition additional architectural features (monopine, monopalm, horizontal installation, application of color) to a wireless telecommunication facility to ensure compatibility with the surrounding physical environment. Due to environmental factors such as wind, rain and sun, the owner/applicant shall conduct an annual inspection on all mono-trees to ensure that the faux foliage continues to resemble a tree, and fully screens all antennas, antenna arrays, mounts, ancillary structures and/or support equipment. All mono-tree designs shall incorporate appropriate three-dimensional bark cladding, and shall provide for screening foliage to extend beyond all antennas by no less than twenty-four (24) inches. The design, number and placement of any branch-like structures affixed to the tower shall insure adequate camouflaging of the antennas, antenna arrays, mounts, ancillary structures and/or support equipment.

2. The use of alternative structures, including but not limited to such structures as a church cross, statue, light pole, flagpole, architectural feature such as a clock tower, shall be subject to the planned development permit process as described in subsection (1) above. Consideration as to when a wireless telecommunication facility may be concealed using an "alternative structure" will be based upon the extent to which it is designed to internally house antennas, antenna arrays, mounts, ancillary structures, and/or support equipment.

H. Collocation Required.

1. To limit the adverse visual effects of a proliferation of wireless telecommunication facilities in the city, the proposed construction of new wireless telecommunication facilities shall be designed to accommodate collocation of two (2) or more service providers. Any new wireless telecommunication facility may be required to collocate with another existing or new facility, unless it can be demonstrated to be technically or economically infeasible.

2. Collocation on existing large towers. Collocation of the wireless telecommunication facilities of more than three (3) telecom providers on existing towers greater than seventy (70) feet in height is permitted pursuant to the planned development permit review process.

I. Substantial Change to the Physical Dimensions of Existing Structure or Facility.

1. Modifications to an existing structure or facility are permitted and do not require discretionary review where such modifications will not result in a "substantial change," as set forth in subsection (I)(2) below. Modifications resulting in a "substantial change" to an existing structure or facility shall be submitted for review under the planned development permit process as described in this section.

2. A "substantial change" to an existing structure or facility shall constitute the following:

a. The modification increases the height of the existing structure or facility by more than ten (10) percent, or the height of one (1) additional antenna array with separation from the nearest existing antenna or antenna array not to exceed twenty (20) feet, whichever is greater.

b. The modification would add an antenna, antenna array, mount, ancillary structure or support equipment that would protrude from the edge of the existing structure or facility more than twenty (20) feet or more than the width of the tower structure at the level of the antenna, antenna array, mount, ancillary structure or support equipment, whichever is greater.

c. The modification involves installing more than the standard number of equipment cabinets for the technology involved, and would add greater than four (4) equipment cabinets.

d. The modification would defeat the existing concealment elements.

e. The modification would result in the excavation or deployment outside the current boundaries of the leased or owned property and into any access, utility easements or required setbacks.

f. The modification would not comply with other conditions imposed upon the existing structure or facility unless non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation or deployment that does not exceed the substantial change thresholds of this subsection.

3. All modifications remain subject to building codes and other non-discretionary structural and safety codes.

J. Other Requirements for all Wireless Telecommunication Facilities.

1. Any attached wireless telecommunication facility or wireless telecommunication facility on or adjacent to a historic building or site shall be designed to ensure consistency with the National Historic Preservation Act of 1966, and shall be referred to the city's historic preservation advisory committee for review and approval pursuant to Chapter 17.56.

2. There shall be a seven (7) foot high screen fence or solid wall or approved architecturally-designed solid fence installed surrounding the equipment cabinet. Slatted chain-link fencing will only be considered when the equipment cabinet is substantially masked from public view or the wireless telecommunication facility is located in an industrial zone or public park.

3. New wireless telecommunication facilities shall not be permitted within one hundred (100) yards of an existing structures and facilities unless the applicant can demonstrate with substantial evidence that there are no other location alternatives to providing service to the area.

4. Wireless telecommunication facilities shall not be permitted in locations where they will interfere with the operation of the Visalia Municipal Airport. Wireless telecommunication facilities proposed for location within the airport planning area shall be referred to the airport manager or the airport land use commission for a determination of consistency with airport area standards.

5. All wireless telecommunication facilities must meet or exceed current standards and regulations of the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and any other agency of the state or federal government with the authority to regulate wireless telecommunication facilities. If such standards and regulations are changed, the owners of the wireless telecommunication facilities governed by this section shall bring such wireless telecommunication facilities into

compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency.

6. All appropriate building permits are required. Compliance with applicable federal, state, and local laws, codes, and regulations are required, and are continuing obligations on applicants and permit holders hereunder.

7. A wireless telecommunication facility shall be maintained in good condition. Maintenance shall include, but not be limited to maintaining the structural and aesthetic integrity of the wireless telecommunication facility, including painting and upkeep of structures used to conceal wireless telecommunication facilities, and irrigation and upkeep of buffer areas and landscaping. If maintenance of will result in a substantial change as described in Section 17.32.163.H, the requirements shall apply.

8. Drawings and Photos Required. A plan or drawing depicting the size and configuration of the property where the wireless facility is proposed, and the size and location of existing improvements or features (buildings, driveways, sidewalks) depicting what currently exists and what physical changes are proposed. Elevation drawings shall depict all mast dimensions, placement and design features, and provide dimension to the apex of the pole from the finish grade. Accurate and reliable photos of the project site prior to the project installation or modification, and accurate and reliable photo simulations of all elements of proposed wireless telecommunication facility installation shall be provided.

K. Abandonment or Discontinuation of Use.

1. At such time that a wireless telecommunication facility owner or wireless provider plans to abandon or discontinue operation of that facility, said owner shall notify the community development department director by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations.

2. In the event all legally approved use of any wireless telecommunication facility has been discontinued for a period of six (6) months (one hundred eighty (180) days) and the owner or wireless provider has not notified the community development department director, the facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the community development department director who shall have the right to request documentation and/or affidavits from the facility owner regarding the issue of usage, including evidence that use of the wireless telecommunication facility is imminent.

3. At such time as the community development department director determines that a wireless telecommunication facility is abandoned, the community development department director shall provide written notice of an abandonment determination by certified mail addressed to all applicants at the addresses on file with the city and to the owner of the property at the address on file with the city, the property address, if applicable, and at the address to which tax notices are sent. Failure or refusal by the facility owner or any other co-applicant to respond to such notice within sixty (60) days of the receipt of the certified letter, shall constitute prima facie evidence that the wireless telecommunication facility has been abandoned.

4. If the owner of a wireless telecommunication facility fails to respond or fails to demonstrate that the facility is not abandoned, the wireless telecommunication facility shall be considered abandoned and the owner of the facility shall apply for a new permits consistent with the requirements of this section or dismantle and physically remove the entire wireless telecommunication facility. "Physically remove" shall include restoration of the location of the wireless telecommunication facility to its natural condition, where applicable, except that any landscaping and grading shall remain in post-development condition.

5. Upon a determination of abandonment by the community development department director pursuant to this section, and the failure of the wireless telecommunication facility owner or other co-applicant to remove the facility in accordance with this section, the wireless telecommunication facility shall be deemed unfit for use and in violation of the permit requirements so as to be deemed a danger to public health and a public and private nuisance. Failure of the wireless telecommunication facility owner or other co-applicant to dismantle and physically remove the facility and related structures in accordance with the terms of this section shall result in the city taking all actions consistent with Chapter 8.40 and Chapter 1.13. (Ord. 2015-01 § 5, 2015)

RESOLUTION NO. 2024-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA DENYING CONDITIONAL USE PERMIT NO. 2024-11, A REQUEST BY EPIC WIRELESS LLC TO CONSTRUCT A NEW AT&T TELECOMMUNICATION TOWER LOCATED LESS THAN 100-FEET FROM PROPERTY PLANNED RESIDENTIAL AND WITHIN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 3705 WEST CONNELLY AVENUE (APN: 077-090-035)

WHEREAS, Conditional Use Permit No. 2024-11, is a request by Epic Wireless LLC to construct a new AT&T wireless telecommunication tower located less than 100-feet from property planned residential and within the C-MU (Mixed Use Commercial) zone. The project site is located at 3705 West Connelly Avenue (APN: 077-090-035); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 23, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2024-11 is not in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

WHEREAS, if Conditional Use Permit No. 2024-11 is denied, no action needs to be taken on an environmental document subject to Section 15270 of the California Environmental Quality Act.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is not consistent with the policies and intent of the General Plan and Zoning Ordinance as conditioned by staff.
 - a. The proposed location of the conditional use permit is not in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. As proposed, the project request to establish a new wireless telecommunications facility on the site. The proposed site is located less than a mile from three other telecommunication towers, additionally the zoning of the proposed site is considered the least appropriate, per 17.32.163.C "Preferred Zones and Locations" of the Zoning Ordinance. Zoning Ordinance Section 17.32.163.C.

3. No environmental finding is required if the project is denied. However, if the project were to be approved by the Planning Commission, staff will bring back an environmental finding for the Planning Commission's consideration.

RESOLUTION NO. 2024-17

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF VISALIA DENYING VARIANCE NO. 2024-01: A REQUEST BY EPIC
WIRELESS LLC TO CONSTRUCT A NEW AT&T WIRELESS TELECOMMUNICATION
TOWER NOT MEETING THE FALL ZONE SETBACK AND HEIGHT REQUIREMENTS
OF SECTION 17.32.163(D)(1)&(2). THE PROJECT SITE IS LOCATED AT 3705 WEST
CONNELLY AVENUE IN THE C-MU (MIXED USE COMMERCIAL) ZONE
(APN: 077-090-035).

WHEREAS, Variance No. 2024-01, is a request by Epic Wireless LLC to construct a new 95-foot tall AT&T wireless telecommunication tower not meeting the fall zone setback and height requirements of Section 17.32.163(D)(1)&(2). The project site is located at 3705 West Connelly Avenue in the C-MU (Mixed Use Commercial) zone (APN: 077-090-035); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 23, 2025; and

WHEREAS, the Planning Commission of the City of Visalia does not find Variance No. 2024-01 to be in accordance with Chapter 17.42 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

WHEREAS, if Variance No. 2024-01 is denied, no action needs to be taken on an environmental document subject to Section 15270 of the California Environmental Quality Act.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

The actual height of the proposed telecommunications tower is 95-feet, exceeding the maximum height allowable for the zone and per the height requirements of the ordinance by 20-feet. There are multiple examples of telecommunication towers located within commercial zones that meet the height requirements. Two examples are a 75-foot telecommunications tower located at 3352 South Mooney Boulevard in the Regional Retail Commercial (C-R) zone (CUP No. 2013-01) and a new 72-foot “stealth” telecommunication tower located at the Key West Shopping Center in the C-N (Neighborhood Commercial) zone (CUP No. 2011-13).

Additionally, the request to erect a new telecommunication tower when there are three existing telecommunication facilities located less than one mile from this proposed location further proves that the City has a consistent record of approving

telecommunication towers that are consistent with the Wireless Telecommunication ordinance and that the strict and literal interpretation and enforcement of the ordinance does not pose an unnecessary hardship on the applicant. Furthermore, this proposed location leads to redundancy and is in direct conflict with the purpose and intent of the ordinance.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Staff concludes that the site's limitation related to the existing and fully developed site area (Derrell's Mini Storage) does provide limitations, however the site's developed status has no bearing on the site complying with the 1 to 5 vertical height to horizontal separation from a property line as required by the Zoning Ordinance. Existing development on a parcel is not an exceptional or extraordinary circumstance.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

VMC 17.32.163.C states the preferred zones and locations for telecommunication facilities. The site selected for the telecommunications tower is proposed in an area that is least appropriate for the use. This ordinance applies to all sites located within the C-MU zone. Moreover, the Zoning Ordinance permits properties in the C-MU zone to construct a wireless telecommunications facility subject to setback and height limits. Compliance with those measures would still permit the site to construct a facility. Therefore, staff finds that the code does not deprive the applicant of privileges enjoyed by other owners of properties classified in the same zone. Additionally, the proposed telecommunication tower does not blend in with the surrounding neighborhood and negatively impacts safety and the aesthetics of the area.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Staff does not concur with the applicant's assessment and would reiterate the response provided for Finding No. 3. Furthermore, the adoption of the telecommunication ordinance in 2015 was done in response to an increase in telecommunication tower request with no provisions on citing preferred locations and concealment to reduce the aesthetic and visual impacts to the entire community, and to foster the placement of these structures in areas that provided opportunities to blend into the natural urban environment through use of concealment. This request has not demonstrated the ability to comply with the adopted telecommunication ordinance as adopted by the City Council.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Staff does not concur with the applicant's assessment. The height and location of the tower exceeds the fall zone setback and is also located near a high traffic intersection. The fall zone setback is required to ensure public safety, and the telecommunication tower's proximity to residential is detrimental to the future tenants of that multi-family development in regards to safety and welfare. The tower has the potential to be materially injurious to properties or improvements in the vicinity.



PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR AT&T SITE

"DERRELL'S STORAGE" CV02723

APN 077-090-035-000

VISALIA, CA. CA

To whom it may concern:

AT&T Wireless is seeking to improve its communications service near the intersection of West Goshen Ave and N. Demaree St. at 3705 W Connelly Ave, Visalia, CA. This site would seem to be an ideal location for a cell site due to its commercial zoning and setback from nearby homes. AT&T would like to increase coverage and capacity in the area by locating a new telecommunications facility in order to increase and improve coverage and capacity for both current and potential customers. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service. This tower is designed to accommodate additional carriers if in the future, additional carriers express an interest in collocating on this tower.

This tower will help alleviate an area of poor coverage within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. The proposed AT&T communications facility will be a new 95' monopine. AT&T proposes 12 antennas, 12 RRHs, and associated coax. AT&T proposes to place a standby, emergency diesel generator, outdoor ground cabinets and associated power and telco connection equipment, to be located within a fenced compound measuring 18'x20'.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

AT&T has taken the responsibility for back-up service very seriously. As such, AT&T has incurred increased expense to install a standby diesel generator at this facility to ensure quality communication for the surrounding community regardless of any disaster or catastrophe.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS

This project has been carefully designed to comply with applicable standards per the City of Visalia zoning ordinance and is proposing a new Monopine design that better blends with the existing surroundings.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation AT&T Wireless' FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

AT&T offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

LIGHTING

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

NOISE

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters and will comply with the City of Visalia Noise standards.

HAZARDOUS MATERIAL

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction due to the presence of diesel fuel for the emergency backup generator and batteries.

ENVIRONMENTAL SETTING

AT&T Wireless is proposing a new Monopine design.

MAINTENANCE AND STANDY GENERATOR TESTING

AT&T installs a standby diesel generator and batteries at many of its cell sites. The generator and batteries serve a vital role in AT&T emergency and disaster preparedness plan. In the event of a power outage, AT&T communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. This two stage back-up plan is an extremely important component of AT&T communications sites. Back-up batteries and generators allow AT&T communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A standby generator will be installed at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run for approximately 15 minutes every other week for maintenance purposes, and during power outages and disasters.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

CONSTRUCTION SCHEDULE

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months work will be conducted 8-5 Mon through Fri. The crew size will range from two to ten individuals. Equipment that will be used shall include cement truck and grading equipment as needed. The construction manager will be Rob Hernandez and his number is (916)216-7931. The construction dates are TBD once we receive Zoning approval and Building Permits. Additional construction details will also be worked out later in the process. Access will follow the proposed access/utility routes noted on the site plan.

ALTERNATIVE SITE ANALYSIS

Visalia Golf Club 36.337888n 119.327734w

An attempt was made to collocate on the existing Verizon tower at Visalia Country Club. Unfortunately, not enough space exists in the current equipment compound and as such the current compound would need to be expanded to accommodate the new proposed AT&T ground equipment. Numerous attempts we made to try and persuade the owners of the golf course to allow AT&T to expand the compound to accommodate the new equipment, but this landlord would not agree to allow this. For this reason the site was killed and a new location is needed.

Crown Castle Monopole 4211 Goshen 36.339097n 119.338162w

The existing CCI monopole located at 4211 Goshen is located too close to the existing AT&T site located at the corner of Goshen and Akers 36.3400111n 119.348472w (Rooftop site) and as such was eliminated as a possible candidate.

Existing AT&T rooftop cell site located at Goshen and Akers 36.3400111n 119.348472w

This site is providing inadequate coverage of the desired coverage objective for the new, current proposed search area and as such a new location is proposed at 3705 W Connelly Ave, Visalia, CA. Please see the attached "Zoning Propagation Map" for additional details.



PACE # MRSFR095754

/ OUTDOOR CABINETS

T-1

PLANS ARE INTENDED TO BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND RIGHTS-OF-WAY.

THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION

TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING

TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

B.	ANCHOR BOLT	ICGB.	ISOLATED COPPER GROUND BUS
ABV.	ABOVE	IN. (")	INCHES)
ACCA	ANTENNA CABLE COVER ASSEMBLY	INT.	INTERIOR
ADDL	ADDITIONAL	LB.(#)	POUND(S)
A.F.F.	ABOVE FINISHED FLOOR	L.B.	LAG BOLTS
A.F.G.	ABOVE FINISHED GRADE	L.F.	LINEAR FEET (FOOT)
ALUM.	ALUMINUM	L.	LONG(TUDINAL)
ALT.	ALTERNATE	MAS.	MASONRY
ANT.	ANTENNA	MAX.	MAXIMUM
APPROX.	APPROXIMATE(LY)	M.B.	MACHINE BOLT
ARCH.	ARCHITECT(URAL)	MECH.	MECHANICAL
AWG.	AMERICAN WIRE GAUGE	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MISC.	METAL
BM.	BEAM	(N)	NEW
B.N.	BOUNDARY NAILING	NO.(#)	NUMBER
BTOW.	BARE TINNED COPPER WIRE	N.T.S.	NOT TO SCALE
B.O.F.	BOTTOM OF FOOTING	O.C.	ON CENTER
BU	BACK-UP CABINET	OPNG.	OPENING
CAB.	CABINET	P/C	PRECAST CONCRETE
CANT.	CANTILEVER(ED)	PCS	PERSONAL COMMUNICATION SERVICES
C.I.P.	CAST IN PLACE	PLY.	PLYWOOD
CLG.	CEILING	PPC	POWER PROTECTION CABINET
CLR.	CLEAR	PRC	PRIMARY RADIO CABINET
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONN.	CONNECTION(OR)	P.T.	PRESSURE TREATED
CONST.	CONSTRUCTION	PWR.	QUANTITY
CONT.	CONTINUOUS	QTY.	QUANTITY
d	PENNY (NAILS)	RAD.(R)	RADIUS
DBL.	DOUBLE	REF.	REFERENCE
DEPT.	DEPARTMENT	REINF.	REINFORCEMENT(ING)
D.O.F.	DOUGLAS FIR	REQ'D/	REQUIRED
DIA.	DIAMETER	RGS.	RIGID GALVANIZED STEEL
DIAG.	DIAGONAL	SCH.	SCHEDULE
DIM.	DIMENSION	SHT.	SHEET
DWVG.	DRAWING(S)	SIM.	SIMILAR
DWL.	DOWEL(S)	SPEC.	SPECIFICATIONS
EA.	EACH	SQ.	SQUARE
EL.	ELEVATION	S.S.	STAINLESS STEEL
ELEC.	ELECTRICAL	STD.	STANDARD
ELEV.	ELEVATION	STL.	STEEL
EMT.	ELECTRIAL METALLIC TUBING	STRUC.	STRUCTURAL
E.N.	EDGE NAILING	TEMP.	TEMPORARY
ENG.	ENGINEER	THK.	THICK(NESS)
EQ.	EQUAL	T.N.	TOE NAIL
EXP.	EXPANSION	T.O.A.	TOP OF ANTENNA
EXST. (E)	EXISTING	T.O.C.	TOP OF CURB
EXT.	EXTERIOR	T.O.F.	TOP OF FOUNDATION
FAB.	FABRICATION (OR)	T.O.P.	TOP OF PLATE (PARAPET)
F.F.	FINISH FLOOR	T.O.S.	TOP OF STEEL
F.G.	FINISH GRADE	T.O.W.	TOP OF WALL
FIN.	FINISH (ED)	U.G.	UNDER
FLR.	FLOOR	U.P.	TYPICAL GROUND
FND.	FOUNDATION	U.L.	UNDERWRITERS LABORATORY
F.O.C.	FACE OF CONCRETE	U.N.O.	UNLESS NOTED OTHERWISE
F.O.M.	FACE OF MASONRY	V.I.F.	VERIFY IN FIELD
F.O.S.	FACE OF STUD	W	WIDE (WIDTH)
F.O.W.	FACE OF WALL	w/	WITH
F.S.	FINISH SURFACE	WD.	WOOD
FT. (')	FOOT (FEET)	W.P.	WEATHERPROOF
FTG.	FOOTING	WT.	WEIGHT
G.	GROWTH (CABINET)	℄	CENTERLINE
GAG.	GAUGE	℄	PLATE, PROPERTY LINE
GI.	GALVANIZE (D)		
G.F.I.	GROUND FAULT INTERRUPTER		
GLB. (GLU-LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		

	BLDG. SECTION		GROUT OR PLASTER
	(E) BRICK		(E) BRICK
	(E) MASONRY		(E) MASONRY
	CONCRETE		CONCRETE
	EARTH		EARTH
	GRAVEL		GRAVEL
	PLYWOOD		PLYWOOD
	SAND		SAND
	PLYWOOD		PLYWOOD
	SAND		SAND
	(E) STEEL		(E) STEEL
	MATCH LINE		MATCH LINE
	GROUND CONDUCTOR		GROUND CONDUCTOR
	OVERHEAD SERVICE CONDUCTORS		OVERHEAD SERVICE CONDUCTORS
	TELEPHONE CONDUIT		TELEPHONE CONDUIT
	POWER CONDUIT		POWER CONDUIT
	COAXIAL CABLE		
	CHAIN LINK FENCE		
	WOOD FENCE		
	(P) ANTENNA		
	(P) RRU		
	(P) DC SURGE SUPPRESSION		
	(F) ANTENNA		
	(F) RRU		
	(E) EQUIPMENT		

Issued For:

CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
USID# 327911

Prepared For:



Vendor:



T&T SITE NO: CVL02723

PROJECT NO: 23-012

DRAWN BY: BW

CHECKED BY: BW

3		
2		
1		
0		
C		
B	1/10/2024	100% ZD SUB.
A	8/15/2023	90% ZD SUB.
REV	DATE	DESCRIPTION

Licensee:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Designer / Engineer:

**Norman
Scheel
Structural
Engineer**

1989 - 2024

35
YEARS OF
EXCELLENCE

**Norman Scheel
Structural Engineer**

5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

GENERAL NOTES, ABBREVIATIONS, & LEGEND

Sheet Number

GN-1



This Site Operated By:
AT&T MOBILITY
5001 EXECUTIVE PARKWAY
SAN RAMON , CA 94583
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800) 832-6662
Reference Site#: _____
Site Address: _____

11 FENCED COMPOUND SIGNAGE
N.T.S.



10 FENCED COMPOUND SIGNAGE
N.T.S.



9 DOOR / EQUIPMENT SIGN
N.T.S.



8 DIESEL FUEL GENERATOR SIGNAGE
N.T.S.

INFORMATION

Federal Communications Communication
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications
Commission rules and antenna tower registration
47CFR 17.4(g).

7 FCC ASR SIGNAGE
N.T.S.

Property of AT&T

**Authorized
Personnel Only**

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing
maintenance on this site, call _____
and reference cell site number _____

6 GATE SIGNAGE
N.T.S.

Property of AT&T

**Authorized
Personnel Only**

In case of emergency, or prior to performing
maintenance on this site, call _____
and reference cell site number _____

5 SHELTER / CABINET DOORS SIGNAGE
N.T.S.



**Entering this area
can expose you to
lead from lead acid
batteries.**

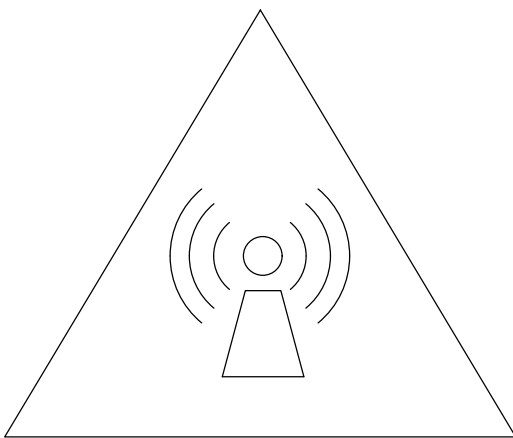
**Lead is known to the
State of California to
cause cancer and
birth defects or other
reproductive harm.
For more information
go to**

www.P65Warnings.ca.gov



4 PROP 65 WARNING SIGNAGE
N.T.S.

WARNING



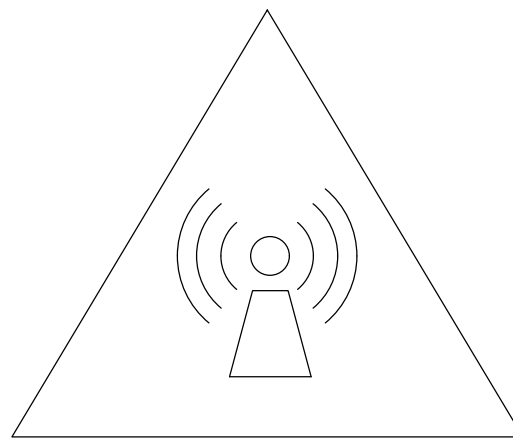
On This Tower

you are entering a controlled area
where RF Emissions exceed the FCC
Controlled Exposure limits Failure to
obey all posted signs and site
guidelines could result in serious injury

Ref: FCC 47CFR 1.1307(b) at&t

3 CAUTION AND WARNING SIGN
N.T.S.

CAUTION



On This Tower

you are entering a controlled area where
RF Emissions may exceed the FCC
Controlled Exposure limits Obey all posted
signs and site guidelines for working in an
RF environment

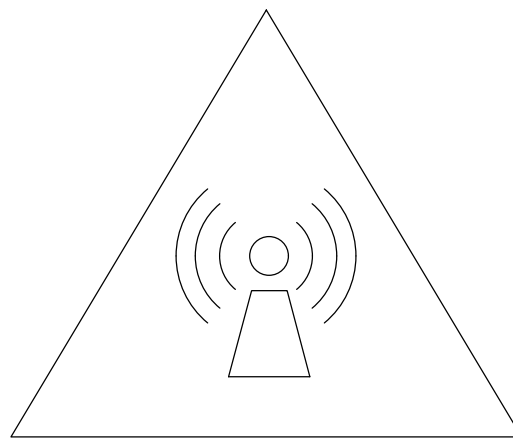
Ref: FCC 47CFR 1.1307(b) at&t

SIGNAGE AND STRIPING INFORMATION

- THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
- THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mWcm² AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm²
- IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C85.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
- PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

2 GENERAL NOTES
N.T.S.

NOTICE



On This Tower

You are entering an area where RF
Emissions may exceed the FCC General
Population Exposure Limits Follow all posted
signs and site guidelines for working in an RF
environment

Ref: FCC 47CFR 1.1307(b) at&t

1 NOTICE SIGN
N.T.S.

Issued For:

CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
USID# 327911

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: **CVL02723**

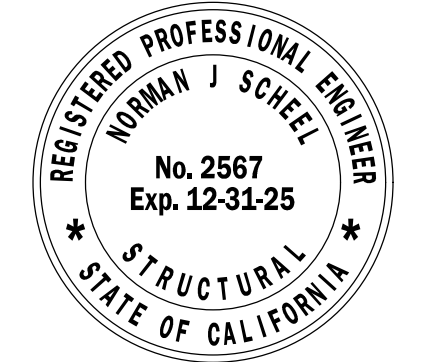
PROJECT NO: 23-012

DRAWN BY: BW

CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
2		
1		
0		
C		
B	1/10/2024	100% ZD SUB.
A	8/15/2023	90% ZD SUB.

Licensee:



IT IS A VIOLATION OF LAW FOR ANY
PERSON, UNLESS THEY ARE ACTING
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS
DOCUMENT.

Designer / Engineer:









5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

SITE SIGNAGE

Sheet Number:

GN-2

		SAFETY DATA SHEET		Form #: SDS K30302 Revised: AGJ Supersedes: AF ECO #: 1002195
U. PRODUCT IDENTIFICATION Chemical Trade Name (as used on label): Cyclon® Oxygen, Generac® SRS, XP®, Armada Plus®, MILPC, Nexsys, or Large TPL™. Synonyms: Sealed Lead Acid Battery, VRLA Battery		Chemical Family/Classification: Sealed Lead Battery		
Manufacturer's Name/Address: EnerSys Energy Products Inc. 617 N. Ridgeway Drive Wauernburg, MO 64091-9101		Telephone: For information and emergencies, contact EnerSys Energy Products Environmental, Health & Safety Dept. at 660-429-2165 24-Hour Emergency Response Contact: CHEMTREC DOMESTIC: 800-424-9300 CHEMTREC INT'L: 703-527-3877		
II. GHS HAZARDS IDENTIFICATION				
HEALTH Acute Toxicity Oral/Inhalation Skin Corrosion/Irritation Eye Damage Reproductive Carcinogenicity (lead compounds) Carcinogenicity (acid mist) Specific Target Organ Toxicity (respeated exposure)		ENVIRONMENTAL Aquatic Chronic 1 Aquatic Acute 1		PHYSICAL Explosive Chemical, Division 1.3
Category 4 Category 1A Category 1 Category 1A Category 1B Category 1A Category 2				
III. LABELS				
HEALTH   		ENVIRONMENTAL 		PHYSICAL 
Hazard Statements DANGER: Causes severe skin burns and serious eye damage. May damage fertility or the unborn child if ingested or inhaled. May cause cancer if inhaled or inhaled. Causes damage to central nervous system, blood and kidneys through prolonged or repeated exposure. May harm aquatic life if mixtures during charging. Explosive, fire, blast, or projection hazard. May cause harm to breast-fed children. Harmful if swallowed, inhaled, or contact with skin. Causes skin irritation, serious eye damage.		Precautionary Statements Wash thoroughly after handling. Do not eat, drink or smoke when using this product. Wear protective gear/protective clothing, eye protection/face protection. Avoid breathing dust/fume/gas/mist/spray/vapour. Use only outdoors or in a well-ventilated area. Contact with internal components may cause irritation or severe burns. May cause contact with internal acid. Irritating to eyes, respiratory system, and skin. Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Avoid contact during pregnancy/may nursing. Keep away from heat/sparks/open flames/hot surfaces. No smoking		
III. COMPOSITION INFORMATION ON INGREDIENTS				
Components	CAS Number	Approximate % by Weight		
Inorganic Lead Compound:				
Lead	7439-92-1	45 - 60		
Lead Dioxide	1309-60-0	15 - 25		
Tin	7440-21-5	0.1 - 0.2		
Sulfuric Acid Electrolyte (Sulfuric Acid/Water)	7664-93-9	15 - 20		
Case Material:		5 - 10		
Polypropylene	9003-47-0			
Polystyrene	9003-53-6			
Styrene Acrylonitrile	9003-54-7			
Acrylonitrile Butadiene Styrene	9003-56-9			
Styrene Butadiene	9003-55-8			
Polyvinylchloride	9002-86-2			
Polyacarbonate, Hard Rubber, Polyethylene	9002-88-4			
Polyethylene Oxide	25134-04-1			
Polycarbonate/Polyester Alloy	--			
Other:				
Absorbent Glass Mat	--	1 - 2		

SAFETY DATA SHEET

Form #: SDS 830327
Revision: AG
Supersedes: AG
ECN #: 1002195

Inorganic lead and sulfuric acid electrolyte are the primary components of every battery manufactured by EnerSys Energy Products.

There are no mercury or cadmium containing products present in batteries manufactured by EnerSys Energy Products.

1. FIRST AID MEASURES:

Inhalation: Sulfuric Acid: Remove to fresh air immediately. If breathing is difficult, give oxygen. Consult a physician
Lead: Remove from exposure, gage, wash nose and lips; consult physician.

Ingestion: Sulfuric Acid: Give large quantities of water; do not induce vomiting or aspiration into the lungs may occur and can cause permanent injury or death; consult a physician.
Lead: Consult physician immediately.

Skin: Sulfuric Acid: Flush with large amounts of water for at least 15 minutes; remove contaminated clothing completely, including shoes.
If symptoms persist, seek medical attention. Wash contaminated clothing before reuse. Discard contaminated shoes
Lead: Wash immediately with soap and water.

Eyes: Sulfuric Acid and Lead: Flush immediately with large amounts of water for at least 15 minutes while lifting lids
Seek immediate medical attention if eyes have been exposed directly to acid.

2. HAZARD IDENTIFICATION:

Physical Properties: **Flammable Limits:** LEL = 4.1% (Hydrogen Gas) UEL = 74.2% (Hydrogen Gas)
Flash Point: N/A

Specific Hazard Procedures: Carbon disulfide, butane, dry chemical, avoid breathing vapors. Use appropriate media for surrounding fire.

Special Fire Fighting Procedures:
If batteries are on charge, shut off power. Use positive pressure, self-contained breathing apparatus. Water applied to electrolyte generates heat and causes it to spatter. Wear acid-resistant clothing, gloves, face and eye protection.
Note that stringing of series connected batteries may still pose risk of electric shock even when charging circuit is shut down.

3. ENVIRONMENTAL EFFECTS:

Unusual Fire and Explosion Hazards:
Highly flammable hydrogen gas is generated during charging and operation of batteries. When a charge of fire or explosion, keep sparks or other sources of ignition away from batteries. Do not allow metallic materials to simultaneously contact negative and positive terminals of cells and batteries. Follow manufacturer's instructions for installation and service.

4. ACCIDENTAL RELEASE MEASURES:

Spill or Leak Procedures:
Stop flow of product; contain/absorb small spills with dry sand, earth, and vermiculite. Do not use combustible materials. If possible, carefully neutralize spilled electrolyte with soda ash, sodium bicarbonate, lime, lime slurry, or acid-resistant clothing, boots, gloves, and face shield. Do not allow discharge of unneutralized acid so severe. Acid must be managed in accordance with local, state, and federal requirements.
Consult state environmental agency and Federal EPA.

5. HANDLING AND STORAGE:

Handling:
Unless involved in recycling operations, do not breach the casing or empty the contents of the battery.

There may be increasing risk of electric shock from strings of connected batteries.
Keep containers tightly closed when not in use. If battery case is broken, avoid contact with internal components.
Keep vent caps on and cover terminals to prevent short circuits. Place cardboard between layers of stacked automotive batteries to avoid damage and short circuits.
Avoid leakage from combustible materials, organic chemicals, reducing substances, metal, organic solvents and water. Use banding or stretch wrap to secure lites for shipping.

Storage:
Store batteries in cool, dry, well-ventilated areas with impervious surfaces and adequate containment in the event of spills. Batteries should also be stored under roof for protection against adverse weather conditions. Separate from incompatible materials. Store and handle only in areas with adequate water supply and spill control. Avoid dangerous containers. Keep away from fire, sparks and heat. Keep away from metallic objects which could bridge the terminals on a battery and create a short circuit.


6. DISPOSAL:

Charging:
There is a possible risk of electric shock from charging equipment and from strings of series connected batteries, whether or not being charged. Shut-off power to chargers whenever not in use and before disconnection of any circuit connections. Batteries being charged will generate and release flammable hydrogen gas. Charging space should be ventilated. Keep battery vent caps in position. Prohibit smoking and avoid creation of flames and sparks nearby.
Wear face and eye protection when near batteries being charged.

7. EXPOSURE CONTROL/PERSONAL PROTECTION:

Exposure Limits (mg/m3): Note: N.E. = Not Established

INGREDIENTS (Chemical/Component Name) (Lead and Lead Compounds) (Inorganic)	OSHA PEL	ACGIH	US NIOSH	Quebec PEV	Ontario OEL	EU OEL
Tin	0.05	0.05	0.05	0.05	0.05	0.15 (b)
Sulfuric Acid Electrolyte	2	2	2	2	2	N.E.
Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	0.05 (c)
Polypropylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Styrene Acrylonitrile	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Acrylonitrile Butadiene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Styrene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Styrene Butadiene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyvinylchloride	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyethylene Glycol	N.E.	N.E.	N.E.	N.E.	N.E.	0.05 (c)



SAFETY DATA SHEET

Form 8-DS 853027
Revised: AG
Supersedes: AG
EcoPart #: 1002135

Polyacrylonitrile, Hard							
Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyethylene Oxide	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyacrylonitrile/Polyester Alloy							
Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Absorbent Glass Mat	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.

NOTES:

- (N) As inhalable aerosol
- (C) Thoric fraction

Engineering Controls (Ventilation):

Store and handle in well-ventilated area. If mechanical ventilation is used, compounds must be acid-resistant.

Use of facilities routinely is to avoid spills. Make certain vent caps are on securely. Avoid contact with internal components. Wear protective clothing, eye and face protection when filling, charging or handling batteries. Do not allow metallic materials to simultaneously contact both the positive and negative terminals of the batteries. Charge the batteries in areas with adequate ventilation. General dilution ventilation is acceptable.

Respirators: Protection (NIOSH/MSHA approved):

None required under normal conditions. When concentrations of sulfuric acid mist are known to exceed the PEL, use NIOSH or MSHA-approved respiratory protection.

Skin Protection:

If battery case is damaged, use rubber or plastic acid-resistant gloves with elbow-length gauntlets, acid-resistant apron, clothing and boots.

Eye Protection:

If battery case is damaged, use chemical goggles or face shield.

Other Protection:

Under severe exposure emergency conditions, wear acid-resistant clothing and boots.

IX. PHYSICAL AND CHEMICAL PROPERTIES

Properties Listed Below are for Electrolyte:

Boiling Point:	203 - 240°F	Specific Gravity (H ₂ O = 1):	1.215 to 1.350
Melting Point:	N/A	Vapor Pressure (mm Hg):	0.0
Volatility in Water:	100%	Vapor Density (AIR = 1):	Greater than 1
Evaporation Rate: (Butyl Acetate = 1)	Less than 1	% Volatile by Weight:	N/A
pH: 1 to 2		Flash Point:	Below room temperature (as hydrogen gas)
LEL (Lower Explosive Limit):	4.1% (Hydrogen)	UEL (Upper Explosive Limit):	74.2% (Hydrogen)

Appearance and Odor:

Manufactured article; no apparent odor.
Electrolyte is a clear liquid with a sharp, penetrating, pungent odor.

X. STABILITY AND REACTIVITY

Stability: Stable X₁ Unstable

This product is stable under normal conditions at ambient temperature

Conditions To Avoid: Prolonged overcharge; sources of ignition

Incompatibility: (Materials to avoid)

Sulfuric Acid: Contact with combustibles and organic materials may cause fire and explosion. Also reacts violently with strong reducing agents, metals, sulfur trioxide gas, strong oxidizers and water. Contact with metals may produce toxic sulfur dioxide fumes and may release flammable hydrogen gas.

Lead Compounds: Avoid contact with strong acids, bases, halides, halogenates, potassium nitrate, permanganates, peroxides, nascent hydrogen and reducing agents.

Hazardous Decomposition Products:

Sulfuric Acid: Sulfur trioxide, carbon monoxide, sulfuric acid mist, sulfur dioxide, and hydrogen sulfide.

Lead Compounds: High temperatures likely to produce toxic metal fume, vapor, or dust; contact with strong acid or base or presence of nascent hydrogen may generate highly toxic anoxic gas.

Hazardous Polymerization:

Will not occur

XI. TOXICOLOGICAL INFORMATION

Routes of Entry:

Sulfuric Acid: Harmful by all routes of entry.

Lead Compounds: Hazardous exposure can occur only when product is heated, oxidized or otherwise processed or damaged to create dust, vapor or fume. The presence of nascent hydrogen may generate highly toxic anoxic gas.

Inhalation:

Sulfuric Acid: Breathing of sulfuric acid vapors or mists may cause severe respiratory irritation.

Lead Compounds: Inhalation of lead dust or fumes may cause irritation of upper respiratory tract and lungs.

Ingestion:

Sulfuric Acid: May cause severe irritation of mouth, throat, esophagus and stomach.

Lead Compounds: Acute ingestion may cause abdominal pain, nausea, vomiting, diarrhea and severe cramping. This may lead rapidly to systemic toxicity and must be treated by a physician.

Skin Contact:

Sulfuric Acid: Severe irritation, burns, cornea damage, and ulceration.

Lead Compounds: Not absorbed through the skin.

Eye Contact:

Sulfuric Acid: Severe irritation, burns, cornea damage, and blindness.

Page 3

connect@alpinepowersystems.com 877-993-9855

ALPINE POWER SYSTEMS

TELECOMMUNICATIONS • INDUSTRIAL • MARINE

ALPINE POWER SYSTEMS

PowerSafe®
SBS Front Terminal
 Telecommunications *NEBS™ Certified*

Battery Range Summary

The PowerSafe® SBS® Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.


PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing method means superior energy and power, high performance and proven reliability, there is no substitute to PowerSafe SBS Front Terminal batteries.

Features and Benefits


- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SF4228 compliant
- Proven long service life
- High energy density and cycling capability

EnerSys. RESERVE POWER


Publication No. US-SBSF-RS-004 - January 2014

 <small>Potential Fuel Additives</small>	SAFETY DATA SHEET <div> <div> Revised: AG Supersedes: AG ECN# 4010135 </div> </div>
Lead Compounds: May cause eye irritation.	
Effects of Overexposure - Acute:	Sulfuric Acid: Severe skin irritation, damage to cornea, upper respiratory irritation.
Lead Compounds: Symptoms of toxicity include headache, fatigue, abdominal pain, loss of appetite, muscle aches and weakness, sleep disturbances and irritability.	
Effects of Overexposure - Chronic:	Sulfuric Acid: Possible erosion of tooth enamel, inflammation of nose, throat and bronchial tubes.
Lead Compounds: Anemia, neuropathy, particularly of the motor nerves, with wrist drop. Kidney damage; reproductive changes in males and females. Repeated exposure to lead compounds in the workplace may result in nervous system toxicity. Some toxicologists report abnormal conduction velocities in persons with blood lead levels of 50mcg/100 ml or higher. Heavy lead exposure may result in central nervous system damage, encephalopathy and damage to the blood-forming (hematopoietic) tissues.	
Carcinogenicity:	Sulfuric Acid: The International Agency for Research on Cancer (IARC) has classified "strong inorganic acid mist containing sulfuric acid" as a Group 1 carcinogen, a substance that is carcinogenic to humans. This classification does not apply to liquid forms of sulfuric acid or sulfuric acid solutions contained within the battery. Inorganic acid mist (sulfuric acid mist) is not generated under normal use of this product. Mists of the product, such as overcharging, may result in the generation of sulfuric acid mist.
Lead Compounds: Lead is listed as a Group 2A carcinogen, likely in animals at extreme doses. For the guidance found in OSHA 29 CFR 1910.1200 Appendix D, this is approximately equivalent to OSHA Category 1B. Proof of carcinogenicity in humans is lacking at present.	
Medical Condition(s) Aggravated by Exposure:	Overexposure to sulfuric acid mist may cause lung and aggregate pulmonary conditions. Contact of sulfuric acid with skin may aggravate diseases such as psoriasis and contact dermatitis. Lead and lead compounds can aggravate some forms of kidney, liver and neurologic diseases.
Acute Toxicity:	Inhalation LD50:
Inhalation LC50 rat: 375 mg/m ³ , LC50 guinea pig: 510 mg/m ³	
Environmental LC50 rat: 375 mg/m ³ , LC50 guinea pig: 510 mg/m ³	Environmental LC50 rat: 375 mg/m ³ , LC50 guinea pig: 510 mg/m ³ (based on lead burden)
Oral LD50:	Electrolyte rat: 2140 mg/kg
Environmental LC50 rat: 375 mg/m ³ , LC50 guinea pig: 510 mg/m ³	Environmental LC50 rat: 375 mg/m ³ , LC50 guinea pig: 510 mg/m ³ (based on lead burden)
Additional Health Data:	All heavy metals, including the hazardous ingredients in this product, are taken into the body primarily by inhalation and ingestion.
	Most inhalation problems can be avoided by adequate precautions such as ventilation and respiratory protection covered in Section 8.
	Follow good personal hygiene to avoid ingestion: wash hands, face, neck and arms thoroughly before eating, drinking or leaving the work area. Keep contaminated clothing out of non-contaminated areas, or wear cover clothing when in such areas. Retire the use and presence of food, tobacco and cosmetics to non-work-related areas. Wash clothes and work equipment used in contaminated areas must remain in designated areas and never taken home or laundered with personally contaminated clothing. This product is intended for industrial use only and should be isolated from children and their environment.
	The 19 th Amendment to EC Directive 67/548/EEC classified lead compounds, but not lead in metal form, as possibly toxic to reproduction.
	Risk phrase 61: May cause harm to the unborn child, applies to lead compounds, especially soluble forms.
ENVIRONMENTAL INFORMATION	
Lead:	Lead is very persistent in soil and sediments. No data on environmental degradation. Mobility of metallic lead based on ecological compartments is slow. Bioaccumulation of lead occurs in aquatic and terrestrial animals and plants but little bioaccumulation occurs through the food chain.
	Most studies include lead compounds and not elemental lead.
Environmental Toxicity: Aquatic Toxicity:	Sulfuric acid:
	24 hr LC50, freshwater fish (Brachydanio rerio): 82 mg/L
	96 hr LOEC, freshwater fish (Cyprinus carpio): 22 mg/L
	48 hr LC50 (modified for aquatic invertebrates): <1 mg/L, based on lead burden
Additional Information:	No known effects on stratiographic ozone depletion.
	Volatilic organic compounds (VOCs) by (Volume)
	Water Endangering Class (WEQ) NA
ENVIRONMENTAL CONSIDERATIONS (UNITED STATES)	
Recycling Practices:	Send to authorized lead recycler for recycling. Spent lead acid batteries are not regulated as hazardous waste when the requirements of 40 CFR Section 260.60 are met. This should be managed in accordance with approved local, state and federal requirements. Consult state environmental agency and/or federal EPA.
Disposal:	Place neutralized slurry into sealed containers and handle as applicable with state and federal regulations. Large waste-disposal spills, after neutralization and testing, should be managed in accordance with approved local, state and federal requirements. Consult state environmental agency and/or federal EPA.
	Following local, State, Provincial, and Federal/National regulations applicable to end-of-life characteristics will be the responsibility of the end-user.
MSD - TRANSPORT INFORMATION	
U.S. DOT:	Excepted from the hazardous materials regulations (HMR) because the batteries meet the requirements of 49 CFR 173.150 and 49 CFR 173.159a of the U.S. Department of Transportation's (DOT) Hazard and other package must be marked "NONSPILLABLE" or "NONSPILLABLE BATTERY"

Page 4

 <p>EnerSys Powerful Solutions</p>	<p align="right">SAFETY DATA SHEET</p>												
<p>Battery terminals must be protected against short circuits.</p>													
<p>IATA Dangerous Goods Regulations (IPCRA) Excerpted from the dangerous goods regulations because the batteries meet the requirements of Packing Instruction 872 and Special Provision A67 of the International Air Transportation Association (IATA) Dangerous Goods Regulations and International Civil Aviation Organization (ICAO) Technical Regulations. Battery terminals must be protected against short circuits.</p>													
<p>The words "NOT RESTRICTED", SPECIAL PROVISION A67 must be provided when the airway bill is issued.</p>													
<p>IMDG: Exempted from the dangerous goods regulations for transport by sea because the batteries meet the requirements of Special Provision 238 of the International Maritime Dangerous Goods (IMDG) Code. Battery terminals must be protected against short circuits.</p>													
<p>Requirements for Safe Shipping and Handling of Cylindrical Cells: Warning – Electrical Fire Hazard – Protect against shorting. Terminals can heat and cause a fire if not insulated during shipping. Cylcon product must be labeled "NONSPILLABLE" during shipping. Follow all federal shipping regulations. See section IX of this sheet and 40 CFR Part 171 through 180, available online at www.gpo.gov/gpo.</p>													
<p>Requirements for Shipping Cylcons Packed as Single Cells: Protective caps or other durable inert material must be used to insulate each terminal of each unit unless cells are shipping in the original packaging from EnerSys in full bags containing liners. Protective caps are available for all cell sizes by contacting EnerSys Customer Service at 1-800-964-2837.</p>													
<p>Requirements for Shipping Cylcons Packed Assembled Into Multi-cell Batteries: Assembled batteries must have short circuit protection during shipping. Exposed terminals, connectors, or lead wires must be insulated with a durable inert material to prevent exposure during shipping.</p>													
<p>IX. REGULATORY INFORMATION:</p>													
<p>UNITED STATES: FPA SARA Title III: Section 301 IPCRA Extremely Hazardous Substances (EHS): Sulfuric acid is a listed "Extremely Hazardous Substance" under IPCRA, with a Threshold Planning Quantity (TPQ) of 1,000 lbs. IPCRA Section 302 notification is required if 1000 lbs or more of sulfuric acid is present at one site (see 40 CFR 370.10). For more information consult 40 CFR Part 355. The quantity of sulfuric acid will vary by battery type. Contact your EnerSys representative for additional information.</p>													
<p>Section 304 CERCLA Hazardous Substances: Reportable Quantity (RQ) for spilled 100% sulfuric acid under CERCLA (Superfund) and EPCRA (Emergency Planning and Community Right-to-Know Act) is 1,000 lbs. State and local reportable quantities for spilled sulfuric acid may vary.</p>													
<p>Section 311.12 Hazard Categorization: IPCRA Section 312 (ii) Two reporting is required for non-autotransitive batteries if sulfuric acid is present in quantities of 500 lbs or more and/or if lead is present in quantities of 10,000 lbs or more; for more information consult 40 CFR 370.10 and 40 CFR 370.40.</p>													
<p>Section 313.12 Hazard Identification: IPCRA Section 312 (iii) If a toxic chemical is present in an article at a covered facility, a person is not required to consider the quantity of the toxic chemical present in such article or item for minimizing whether an applicable threshold has been met under § 372.25, § 372.27, or § 372.28 or determining the amount of release to be reported under § 373.30. This exemption applies where the person received the article from another person or the person produced the article. However, this exemption applies only to the quantity of the toxic chemical present in the article.</p>													
<p>Supplier Notification: This product contains toxic chemicals, which may be reportable under EPCRA Section 313 Toxic Chemical Release Inventory (Form R) requirements. To you as a manufacturing facility under SIC codes 20 through 29, the following information is provided to enable you to complete the required reports:</p>													
<table border="1"> <thead> <tr> <th>Toxic Chemical</th> <th>CAS Number</th> <th>Approximate % by Wt.</th> </tr> </thead> <tbody> <tr> <td>Lead</td> <td>7439-92-1</td> <td>45 - 60</td> </tr> <tr> <td>Sulfuric Acid Electrolyte (Sulfuric Acid Water)</td> <td>7664-93-9</td> <td>15 - 20</td> </tr> <tr> <td>Tin</td> <td>7440-31-5</td> <td>0.1 - 0.2</td> </tr> </tbody> </table>	Toxic Chemical	CAS Number	Approximate % by Wt.	Lead	7439-92-1	45 - 60	Sulfuric Acid Electrolyte (Sulfuric Acid Water)	7664-93-9	15 - 20	Tin	7440-31-5	0.1 - 0.2	<p>See 40 CFR Part 370 for more details.</p>
Toxic Chemical	CAS Number	Approximate % by Wt.											
Lead	7439-92-1	45 - 60											
Sulfuric Acid Electrolyte (Sulfuric Acid Water)	7664-93-9	15 - 20											
Tin	7440-31-5	0.1 - 0.2											
<p>If you distribute this product to other manufacturers in SIC Codes 20 through 39, this information must be provided with the first shipment of each calendar year.</p>													
<p>The Section 313 supplier notification requirement does not apply to batteries, which are "consumer products".</p>													
<p>TSCA: TSCA Section 89 - Inventory Status: All chemicals comprising this product are either exempt or listed on the TSCA Inventory. TSCA Section 12b (40 CFR Part 707(b)(6)) No notice of export will be required for articles, except PCB articles, unless the Agency so requires in the context of individual section 5, 6, or 7 action.</p>													
<p>TSCA Section 13 (40 CFR Part 707.20). No import certification required (FPA 305-489-9001, June 1999, Introduction to the Chemical Import Requirements of the Toxic Substances Control Act, Section FIV).</p>													
<p>RCRA: Spent Lead Acid Batteries are subject to streamlined handling requirements when managed in compliance with 40 CFR section 266.80 or 40 CFR part 273. Waste sulfuric acid is a characteristic hazardous waste; EPA hazardous waste number D008 (corrosivity) and D008 (lead).</p>													
<p>CERCLA:</p>													

Page 5

 <small>Powersonic® Solutions</small>	SAFETY DATA SHEET	<small>Form #: SDS 853027 Revised: AG Supersedes: AF ECO #: 1002195</small>
<p>EnerSys supports preventative actions concerning ozone depletion in the atmosphere due to emissions of CFC's and other ozone depleting chemicals (ODC's), defined by the USEPA as Class I substances. Pursuant to Section 611 of the Clean Air Act Amendments (CAAA) of 1990, finalized on January 19, 1993, EnerSys established a policy to eliminate the use of Class I ODC's prior to the May 15, 1995 deadline.</p>		
STATE REGULATIONS (US): Proposition 65: Warning: Battery packs, terminals and related accessories contain lead and lead compounds, chemicals known to the State of California to cause cancer and reproductive harm. Batteries also contain other chemicals known to the State of California to cause cancer. Wash hands after handling.		
INTERNATIONAL REGULATIONS: Distribution into Quebec to follow Canadian Controlled Product Regulations (CPR) 24(1) and 24(2). Distribution into the EU to follow applicable Directives to the Use, Import/Export of the product as-odd. Article 33 (1) of the REACH regulation (Reg. EC 1907/2006), which entered into force on 1 st of June 2007 in the European Union, requires that manufacturers communicate the presence of Substances of Very High Concern (SVHC) in articles (lead batteries) in concentration greater than 0.1% by weight. Effective the 27 th of June 2018, the European Chemical Agency (ECHA) updated the Candidate List with the inclusion of Lead Metal (CAS No.: 7439-92-1). This inclusion of Lead as an SVHC applies to all of EnerSys Lead based battery products regardless of the design (Flooded, Gel, AGM, etc.).		
SVL OTHER INFORMATION Revised: 4/7/2020		
NFPA Hazard Rating for Sulfuric Acid: Flammability (Red) = 0 Health (Blue) = 3 Reactivity (Yellow) = 2 Sulfuric acid is water-reactive if concentrated.		
DISCLAIMER This Safety Data Sheet is created by the manufacturer to comply with the requirements of 29 CFR 1910.1200. To the extent allowed by law, the manufacturer hereby expressly disclaims any liability to any third party, including users of this product, including, but not limited to, consequential or other damages, arising out of the use of, or reliance on, this Safety Data Sheet.		

- **Construction**
 - Robust positive plates are designed to prolong service life and enhance corrosion resistance
 - Operates on low resistance nonporous (AGM). The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
 - Container and cover is flame retardant UL94-V0 material, highly resistant to shock and vibration
 - Terminals are stainless steel fork access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
 - Self-regulating one way pressure relief prevents ingress of atmospheric oxygen
- **Installation and Operation**
 - Space efficient footprint
 - VRLA design, reduces maintenance requirements
 - Lifting handles for easy handling
 - Greater than 10 year life expectancy in float service at 77°F (25°C)
 - Increased active material surface area yields great cycling capability
 - Operating temperature: -40°F (-40°C) to 122°F (50°C)
Recommended temperature: 68°F (20°C) to 86°F (30°C)
- **Standards**
 - Meets criteria for "non-spillable" batteries
 - Complies with Telcordia SR-4228, Network Equipment Building System (NEBS®) Criteria Levels
 - The management systems governing the manufacture of this product are ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

Cell Type	Nominal Capacity (Ah)		Nominal Dimensions					Weight - Volume	
	50 hr rate to 1.80V _{PC} 60°C	8 hr rate to 1.75V _{PC} 60°C	Length	Width	Height	Weight	Unpacked		
	in	mm	in	mm	in	mm	lbs	kg	
SBS B8F	31	31	11.9	303	3.8	97	6.3	159	22.7 10.3
SBS B16F	38	38	11.9	303	3.8	97	7.2	164	26.2 12.8
SBS B24F	62	62	11.9	303	3.8	97	10.4	264	43.0 19.1
SBS C11F	92	91	16.4	417	4.1	105	10.1	256	61.8 28.0
SBS 100F	100	100	15.6	395	4.3	108	11.3	267	71.9 32.6
SBS 112F	112	112	22.1	561	4.9	125	9.0	228	90.4 41.1
SBS 145F	145	145	17.9	455	6.8	173	9.4	239	105.0 47.7
SBS 165F	165	165	17.9	455	6.8	173	10.8	273	117.4 53.3
SBS 170F	170	170	22.1	561	4.9	125	11.1	283	115.7 52.5
SBS 190F	190	190	22.1	561	4.9	125	12.4	316	132.3 60.0

ALPINE
POWER SYSTEMS
CORPORATION

Battery Services for Backup Power

- Battery Installation
- Capacity and Acceptance
- Preventative Maintenance

Issued For:


CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291

FA# 15906550
USID# 327911

Prepared For:

 **at&t**

5001 Executive Parkway
San Ramon, California 94583

Vendor:

The logo for EPIC features the word "EPIC" in a bold, blocky, grey font. A blue diagonal line with a small crossbar intersects the letters, resembling a stylized antenna or a signal path.


WIRELESS GROUP LLC
Connecting a Wireless World

605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO:	CVL02723
PROJECT NO:	23-012
DRAWN BY:	BW
CHECKED BY:	BW

3		
2		
1		
0		
C		
B	1/10/2024	100% ZD SUB.
A	8/15/2023	90% ZD SUB.
REV	DATE	DESCRIPTION

Licensee:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Designer / Engineer:

**Norman
Scheel
Structural
Engineer**

1989 - 2024

35
YEARS OF
EXCELLENCE

Norman Scheel
Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628

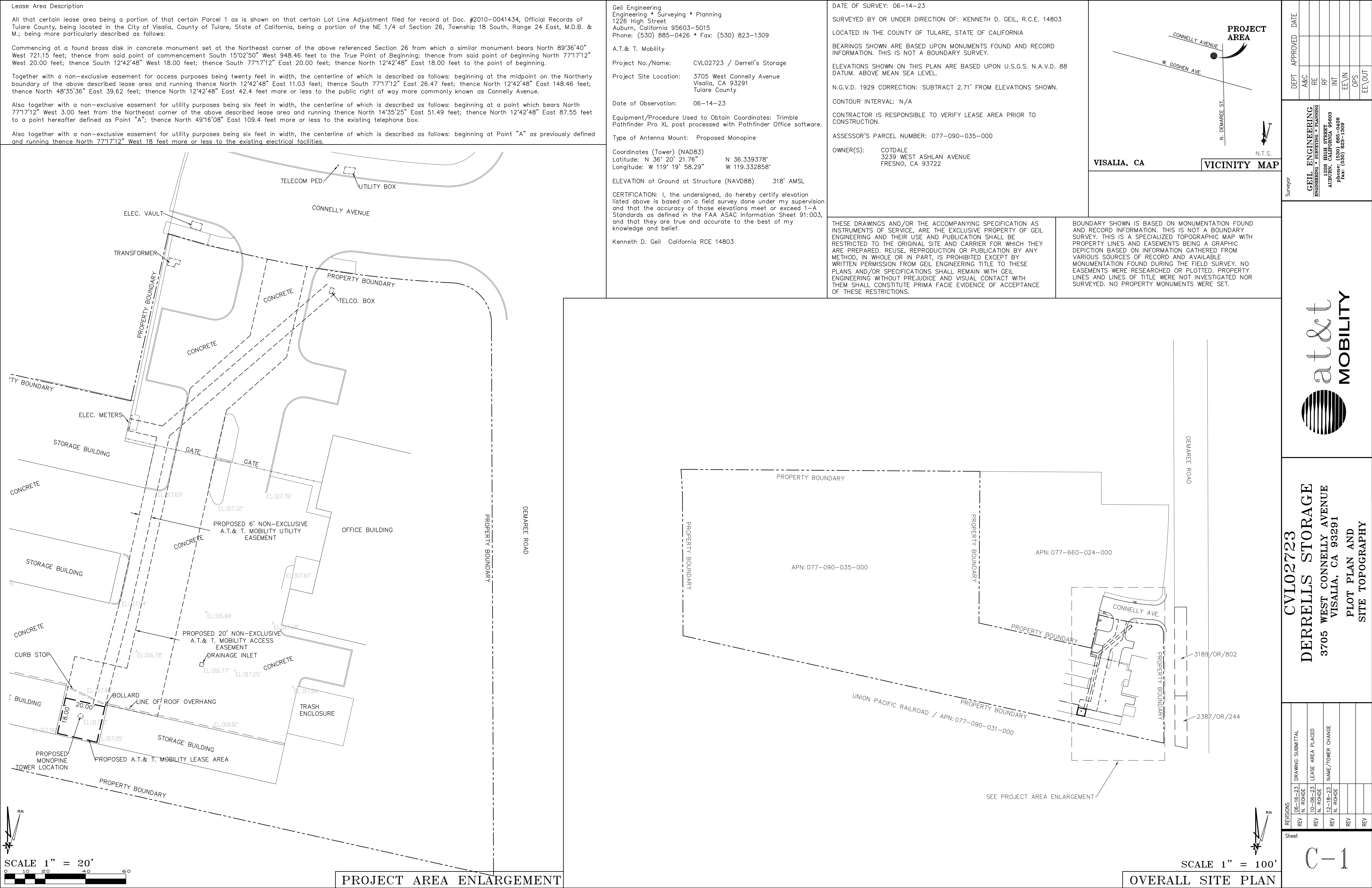
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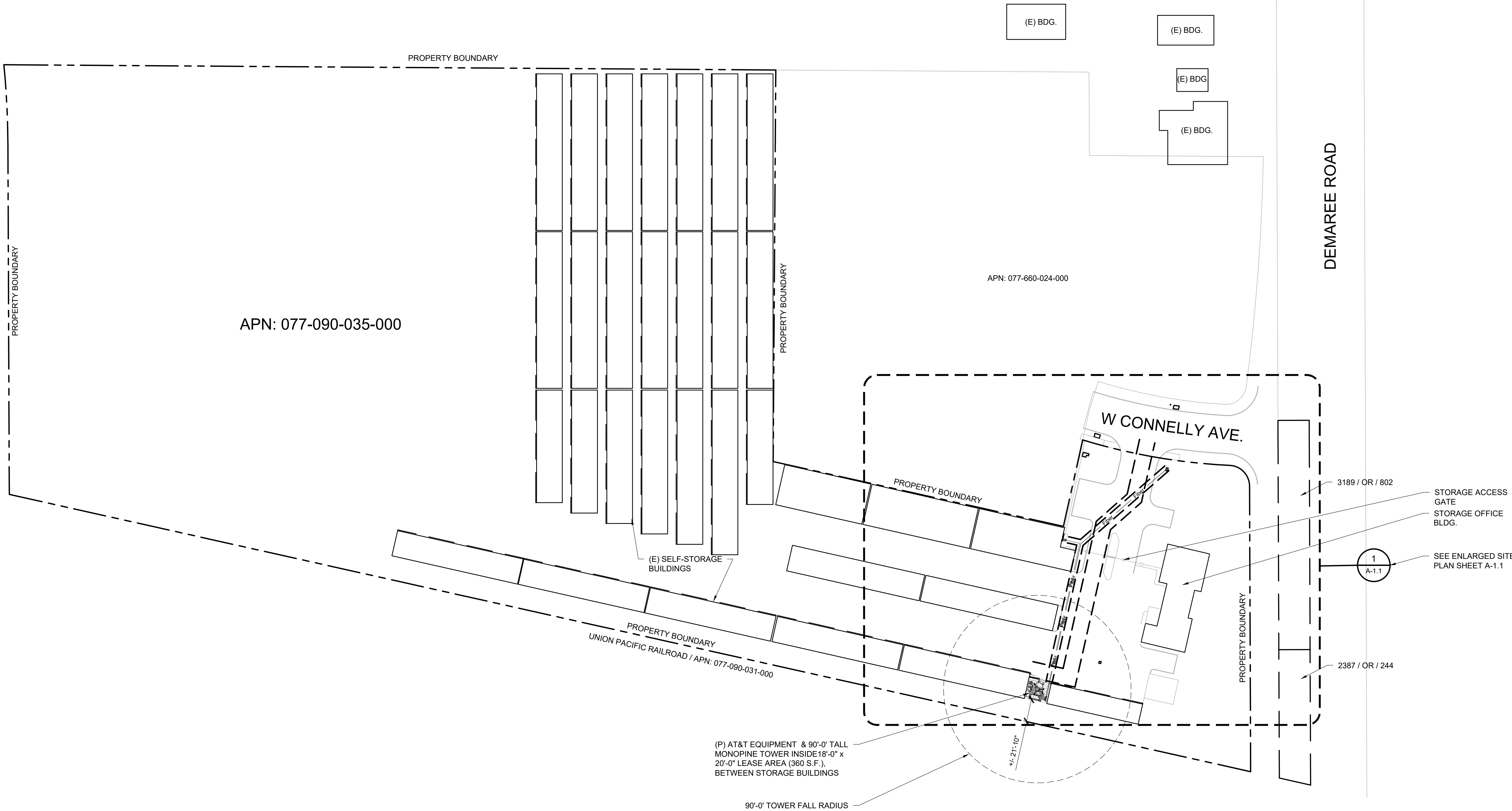
**BATTERY
SPECIFICATIONS**

Sheet Number:

GN-3

BATTERY INFORMATION							
BATTERY ELECTROLYTE DATA - 12V MONOBLOCKS							
BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	TOTAL ELECTROLYTE VOLUME GAL/UNIT	TOTAL ELECTROLYTE WEIGHT LBS/UNIT	% SULPHURIC ACID = BY VOLUME = $\frac{\text{ACID VOLUME /UNIT}}{\text{ELECTROLYTE VOLUME PER UNIT}}$	% SULPHURIC ACID = BY WEIGHT = $\frac{\text{TOTAL ACID WEIGHT}}{\text{TOTAL ELECTROLYTE WEIGHT}}$	TOTAL SULPHURIC VOLUME (GAL) = TOTAL UNITS X ELECTROLYTE VOLUME/UNITS	TOTAL SULPHURIC = WEIGHT (LBS) = TOTAL UNITS X ACID WEIGHT/UNIT
ALPINE POWER SYSTEMS POWERSAFE SBS SBS 190F	8 UNITS	2.47 GAL	27.3 LBS	29.95% = 0.74 GAL/2.47 GAL	41.7% = 11.4 LBS/27.3 LBS	19.76 GAL = 8 UNITS x 2.47 GAL/UNIT	91.2 LBS = 8 UNITS x 11.4 LBS





NOTES:

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

Issued For:

CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
USID# 327911

Prepared For:

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: **CVL02723**

PROJECT NO: 23-012

DRAWN BY: BW

CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
2		
1		
0		
C		
B	1/10/2024	100% ZD SUB.
A	8/15/2023	90% ZD SUB.

Licensee:

REGISTERED PROFESSIONAL ENGINEER
NORMAN J SCHEEL
No. 2567
Exp. 12-31-25
STRUCTURAL
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Designer / Engineer:

Norman Scheel Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628

1989 - 2024
35
YEARS OF EXCELLENCE
Norman Scheel
Structural Engineer

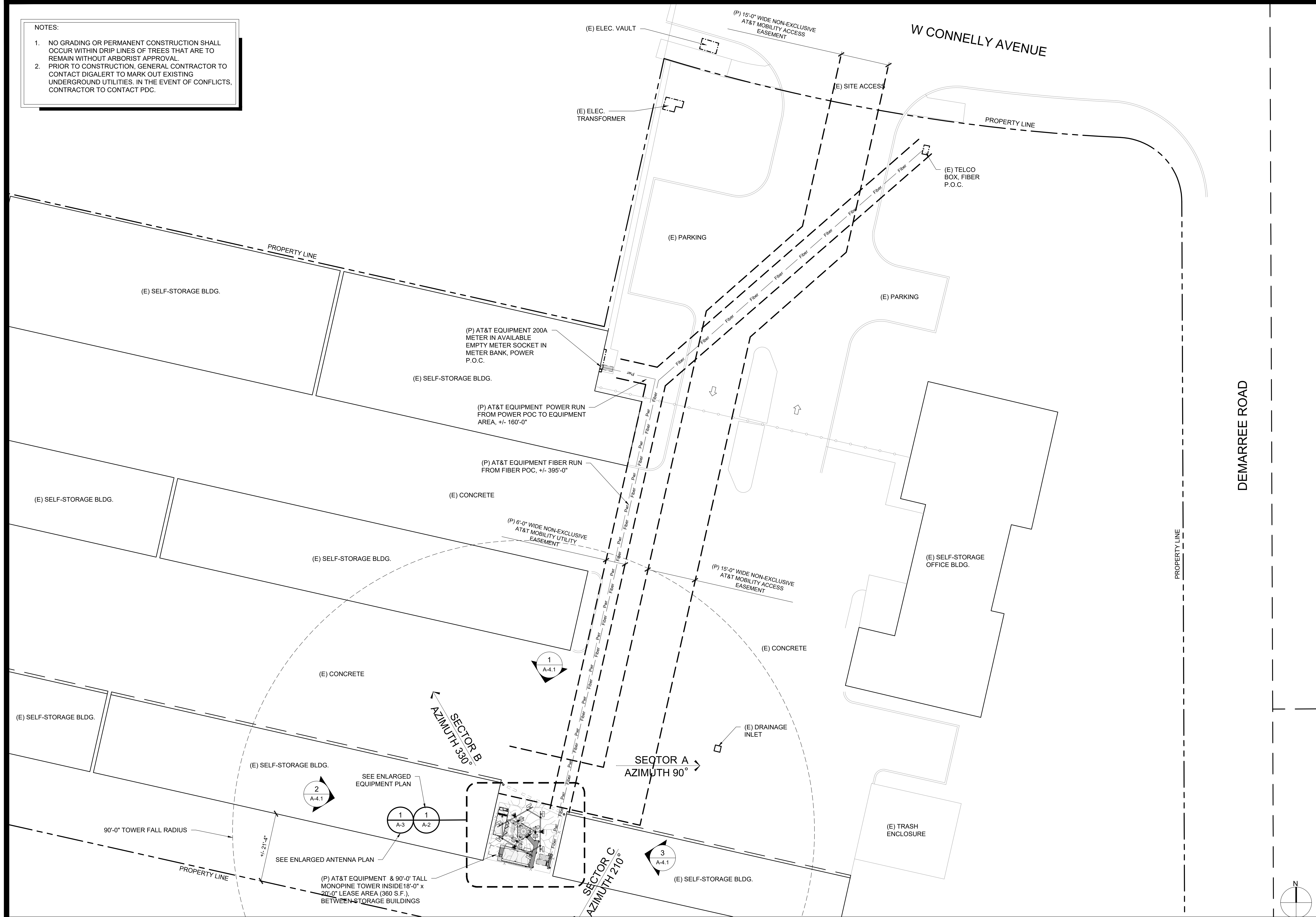
Sheet Title:

OVERALL SITE PLAN

Sheet Number:

A-1

- NOTES:
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.



1 ENLARGED SITE PLAN
1/16" = 1'-0"

Issued For:

CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
USID# 327911

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:




605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO:	CVL02723
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Designer / Engineer:

Norman Scheel Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628



Sheet Title:

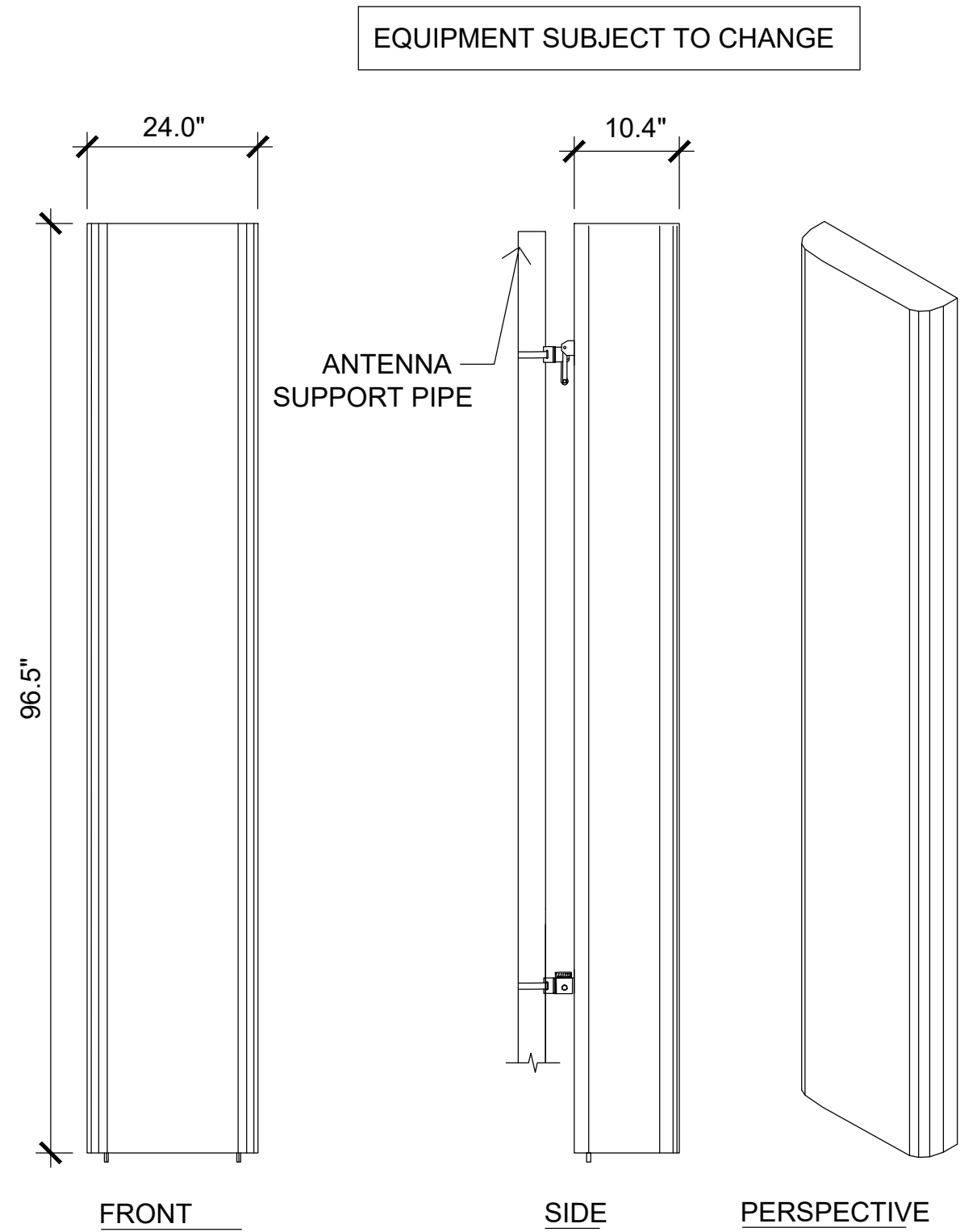
ENLARGED SITE PLAN

Sheet Number:

A-1.1



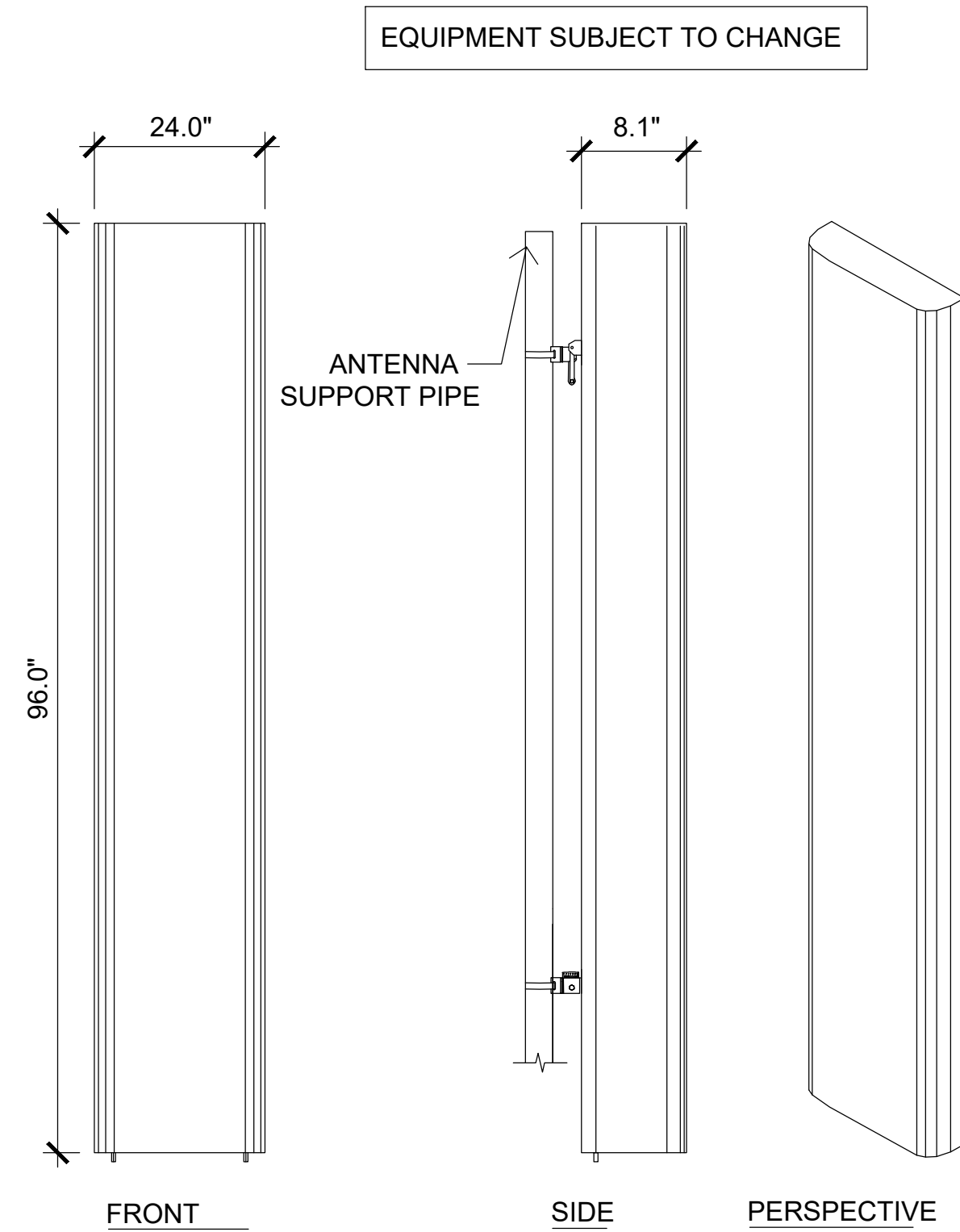
A-2



ANTENNA = CELL MAX - CMA-UBTULBULBHP/6517/17/21/21
WEIGHT = 157.0 LBS
DIMENSIONS = 96.5" (H) x 24.0" (W) x 10.4" (D)

5 PROPOSED ANTENNA SPEC

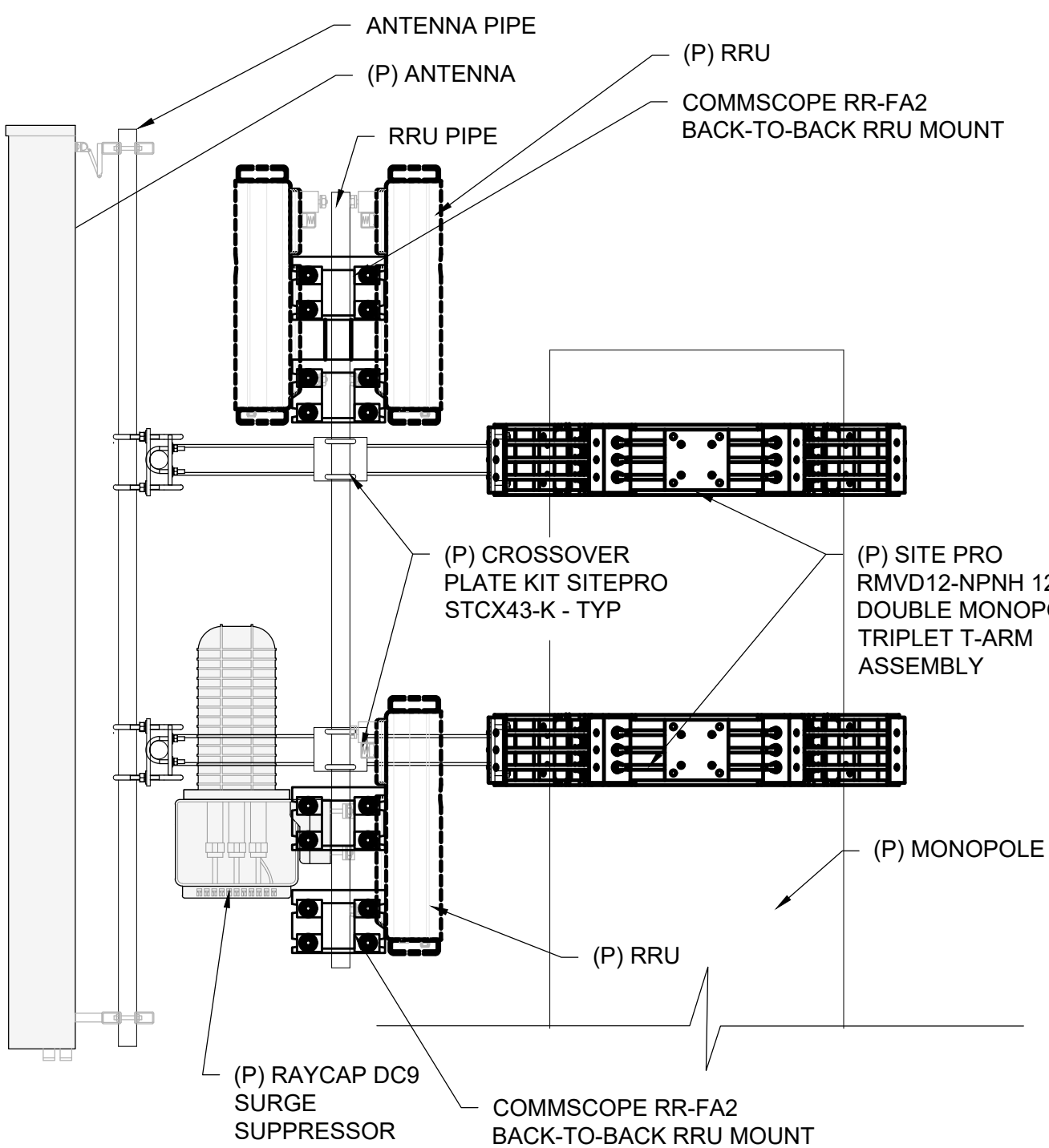
NOT TO SCALE



ANTENNA = CELL MAX 120726
WEIGHT = 160.0 LBS
DIMENSIONS = 96.0" (H) x 24.0" (W) x 8.1" (D)

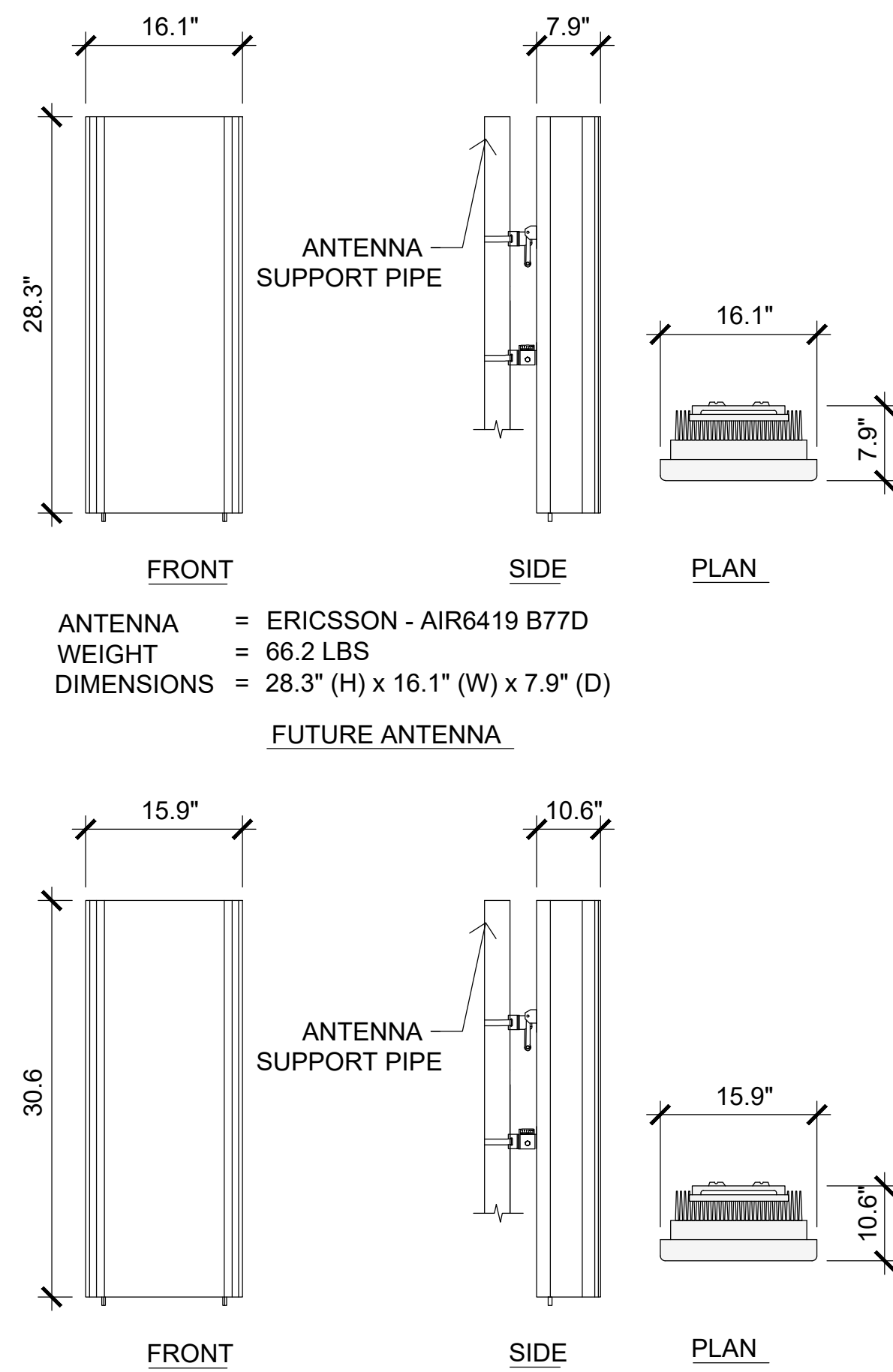
4 PROPOSED ANTENNA SPEC

NOT TO SCALE



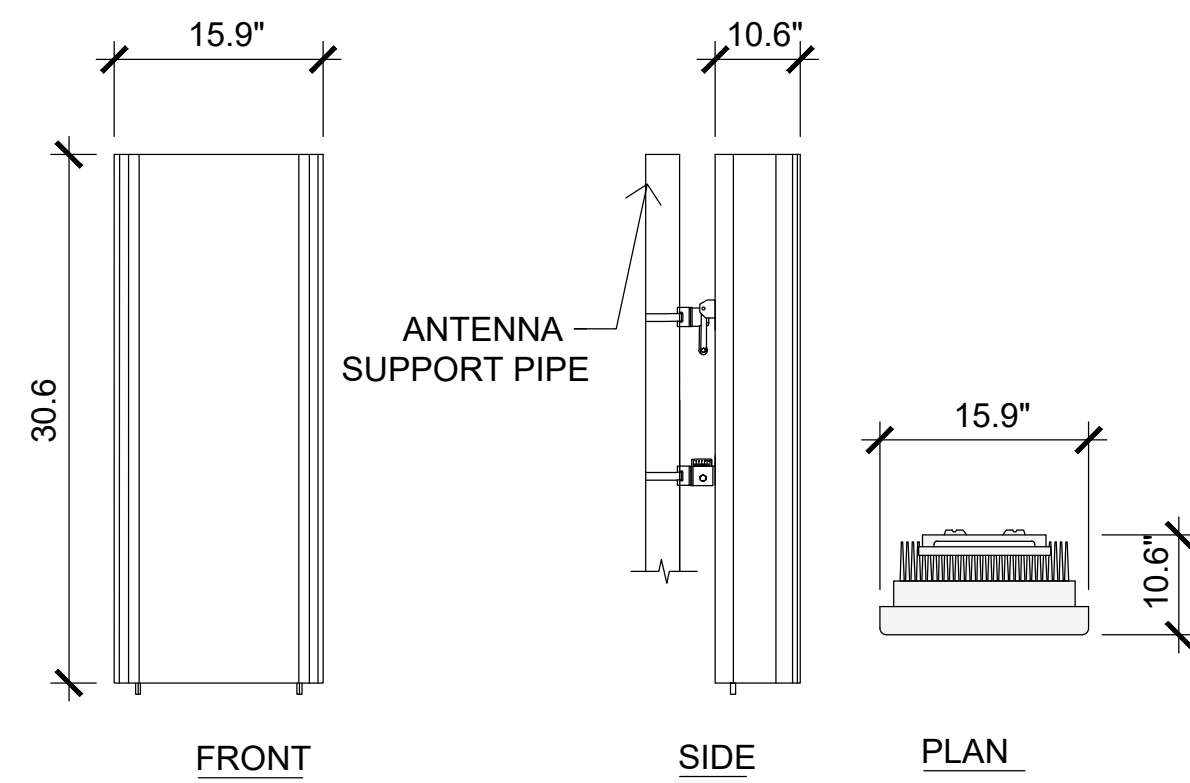
6 ANTENNA / RRU ELEVATION

NOT TO SCALE



ANTENNA = ERICSSON - AIR6419 B77D
WEIGHT = 66.2 LBS
DIMENSIONS = 28.3" (H) x 16.1" (W) x 7.9" (D)

FUTURE ANTENNA



ANTENNA = ERICSSON - AIR6449 B77D
WEIGHT = 83.8 LBS
DIMENSIONS = 30.6" (H) x 15.9" (W) x 10.6" (D)

3 PROPOSED ANTENNA SPEC

NOT TO SCALE

RF SCHEDULE								
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH		COAX LENGTH	JUMPER TYPE	RRU NO.
A L P H A	A1	CELLMAX - 120726	90°	± 86'-0"	(1) 4490 B5/B12 / (1) 4890 B25/B66	-	LDF4	(2)
	A2	ERICSSON - FUTURE AIR 6419 B77G +AIR 6419 B77D STACKED		± 88'-0", ± 84'-0"	INTEGRATED	-	-	-
	A3	CELLMAX - CMA-UBTULBULBHP/6517/17/21/21		± 86'-0"	(1) 4478 B14 / (1) 4415 B25	-	LDF4	(1)
	-	-	-	-	-	-	-	-
B E T A	B1	CELLMAX - 120726	330°	± 86'-0"	(1) 4490 B5/B12 / (1) 4890 B25/B66	-	LDF4	(2)
	B2	ERICSSON - FUTURE AIR 6419 B77G +AIR 6419 B77D STACKED		± 88'-0", ± 84'-0"	INTEGRATED	-	-	-
	B3	CELLMAX - CMA-UBTULBULBHP/6517/17/21/21		± 86'-0"	(1) 4478 B14 / (1) 4415 B25	-	LDF4	(1)
	-	-	-	-	-	-	-	-
G A M M A	C1	CELLMAX - 120726	210°	± 86'-0"	(1) 4490 B5/B12 / (1) 4890 B25/B66	-	LDF4	(2)
	C2	ERICSSON - FUTURE AIR 6419 B77G +AIR 6419 B77D STACKED		± 88'-0", ± 84'-0"	INTEGRATED	-	-	-
	C3	CELLMAX - CMA-UBTULBULBHP/6517/17/21/21		± 86'-0"	(1) 4478 B14 / (1) 4415 B25	-	LDF4	(1)
	-	-	-	-	-	-	-	-

(3) RAYCAP DC-9 SQUID SURGE SUPPRESSORS

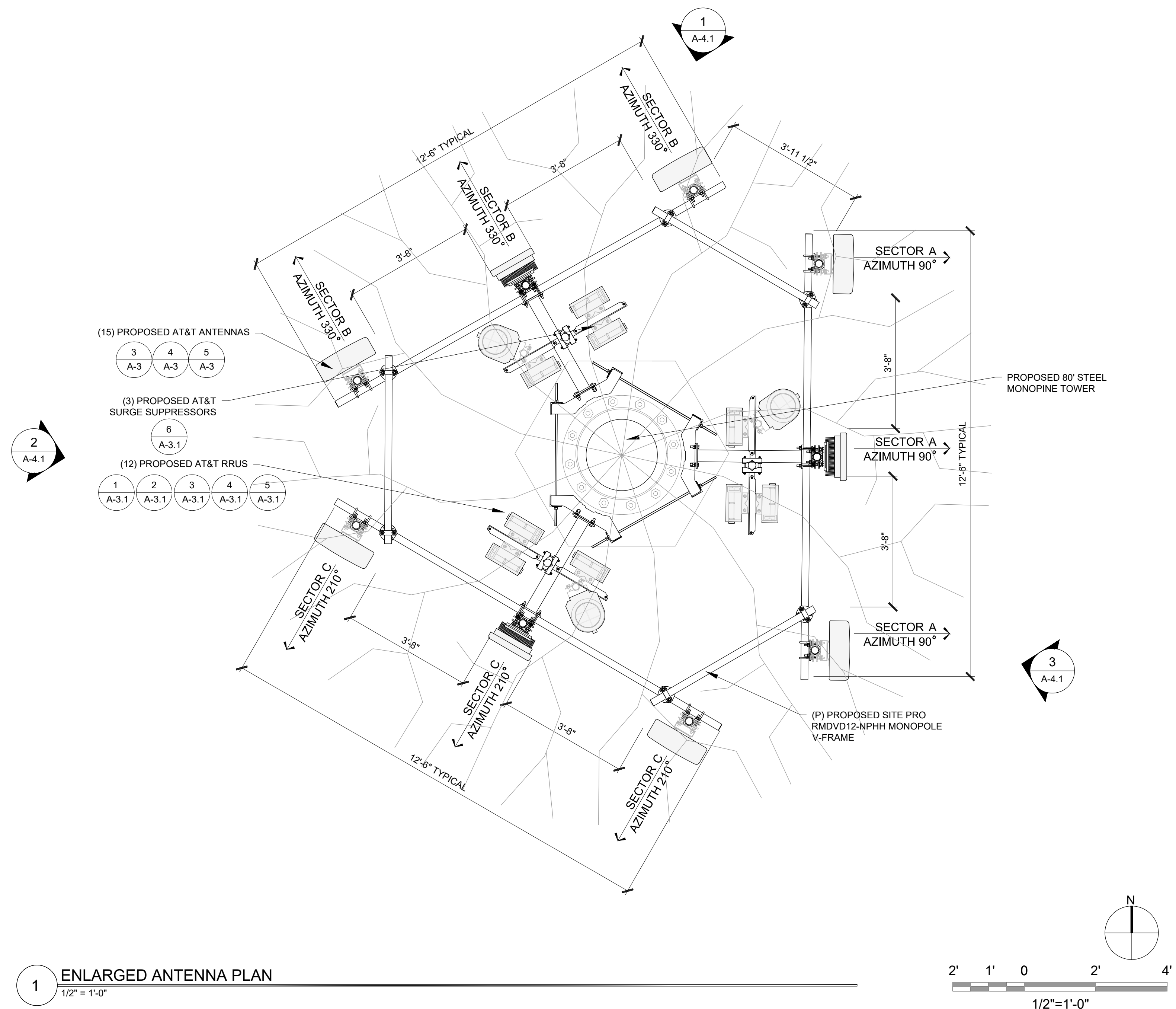
2 RF SCHEDULE

NO SCALE

RF DATA SHEET 1, v1.00 DATED 07/16/2023

NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.



1 ENLARGED ANTENNA PLAN

1/2" = 1'-0"

Issued For:

CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
USID# 327911

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: CVL02723

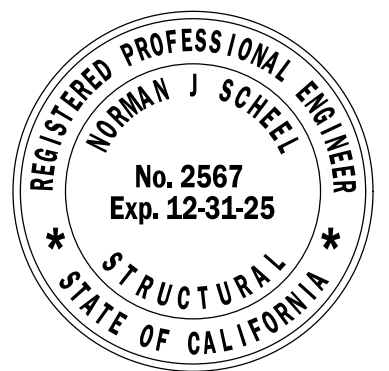
PROJECT NO: 23-012

DRAWN BY: BW

CHECKED BY: BW

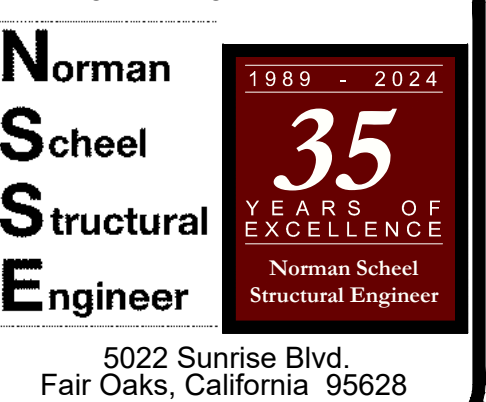
REV	DATE	DESCRIPTION
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B	1/10/2024	100% ZD SUB.
A	8/15/2023	90% ZD SUB.

Licensee:



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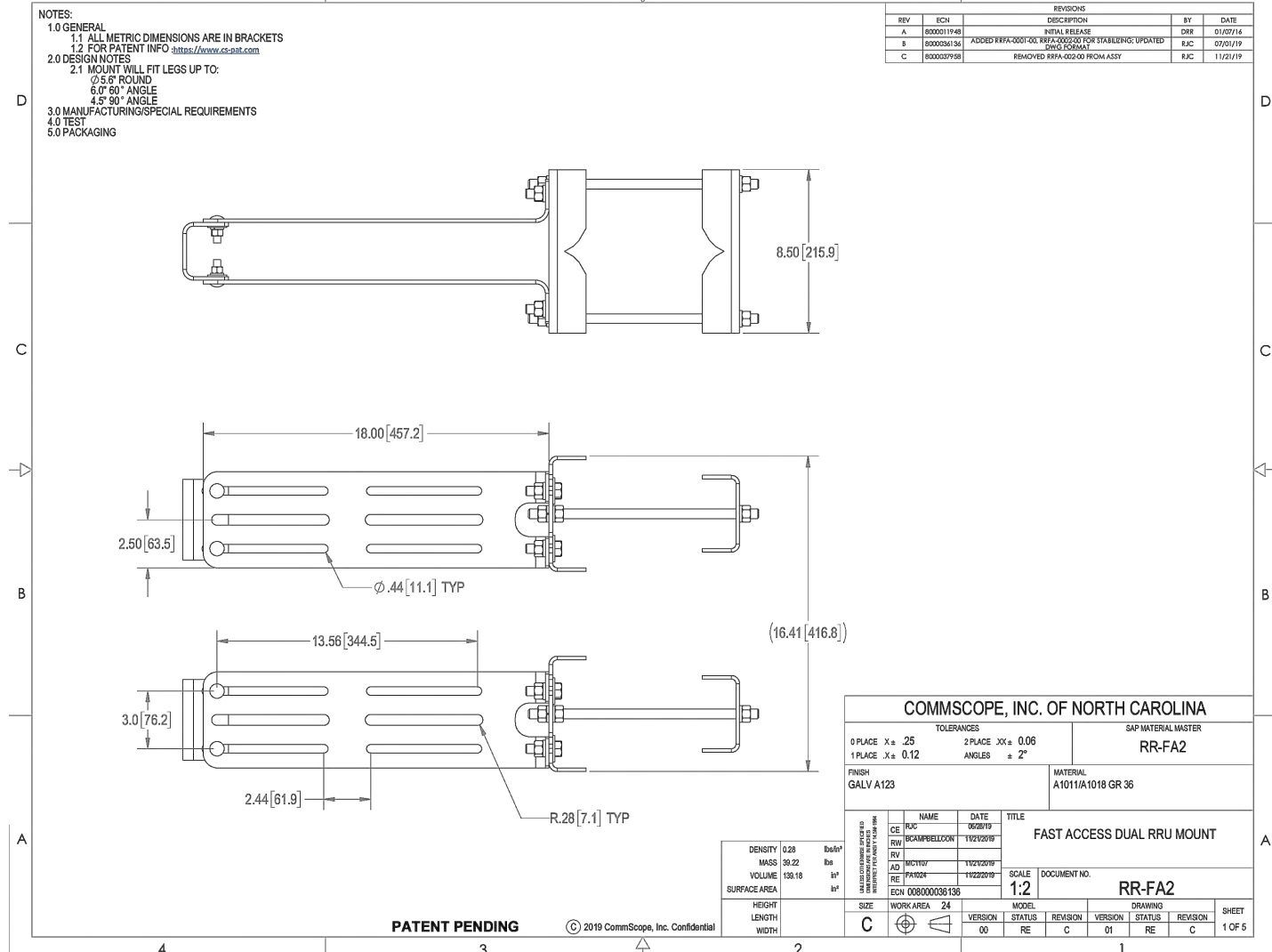
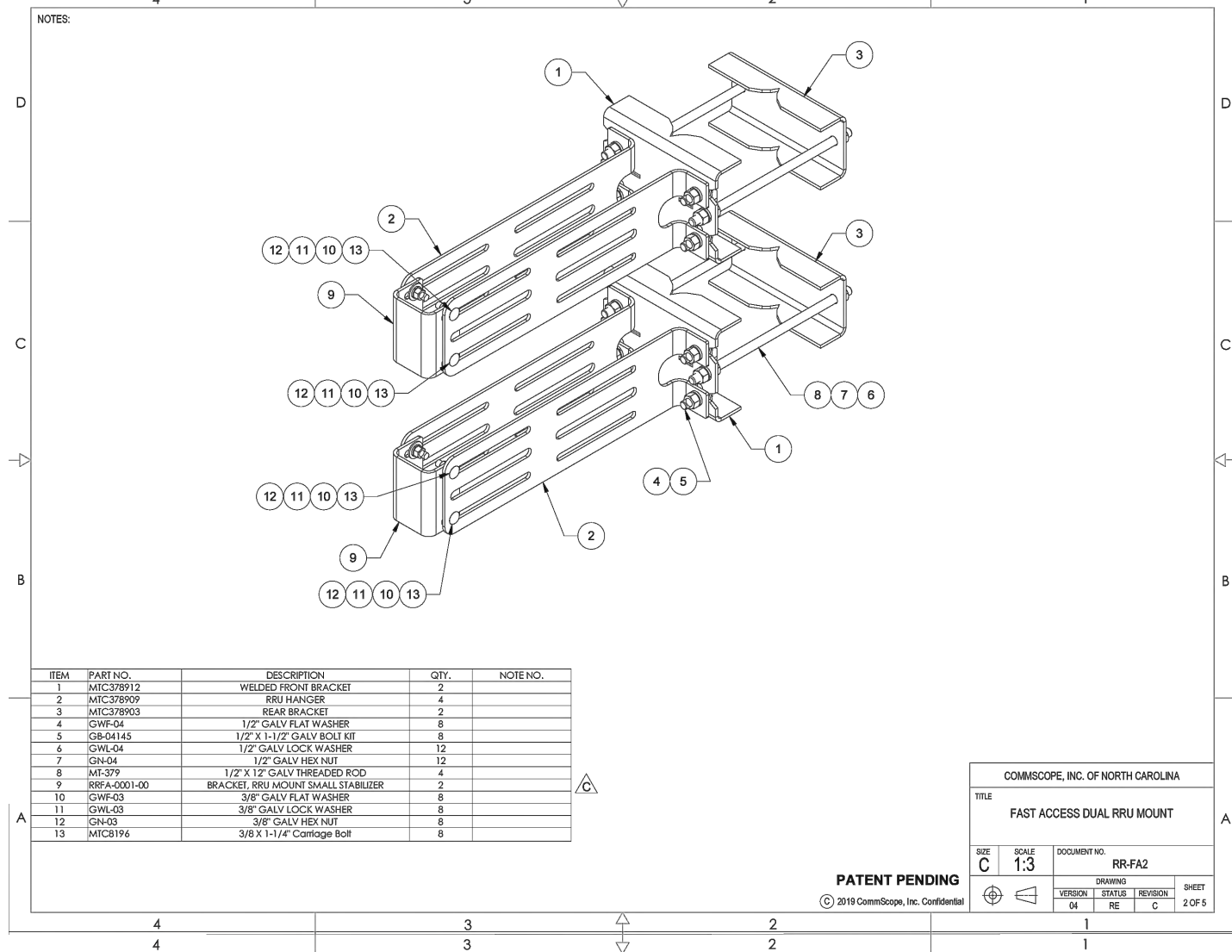
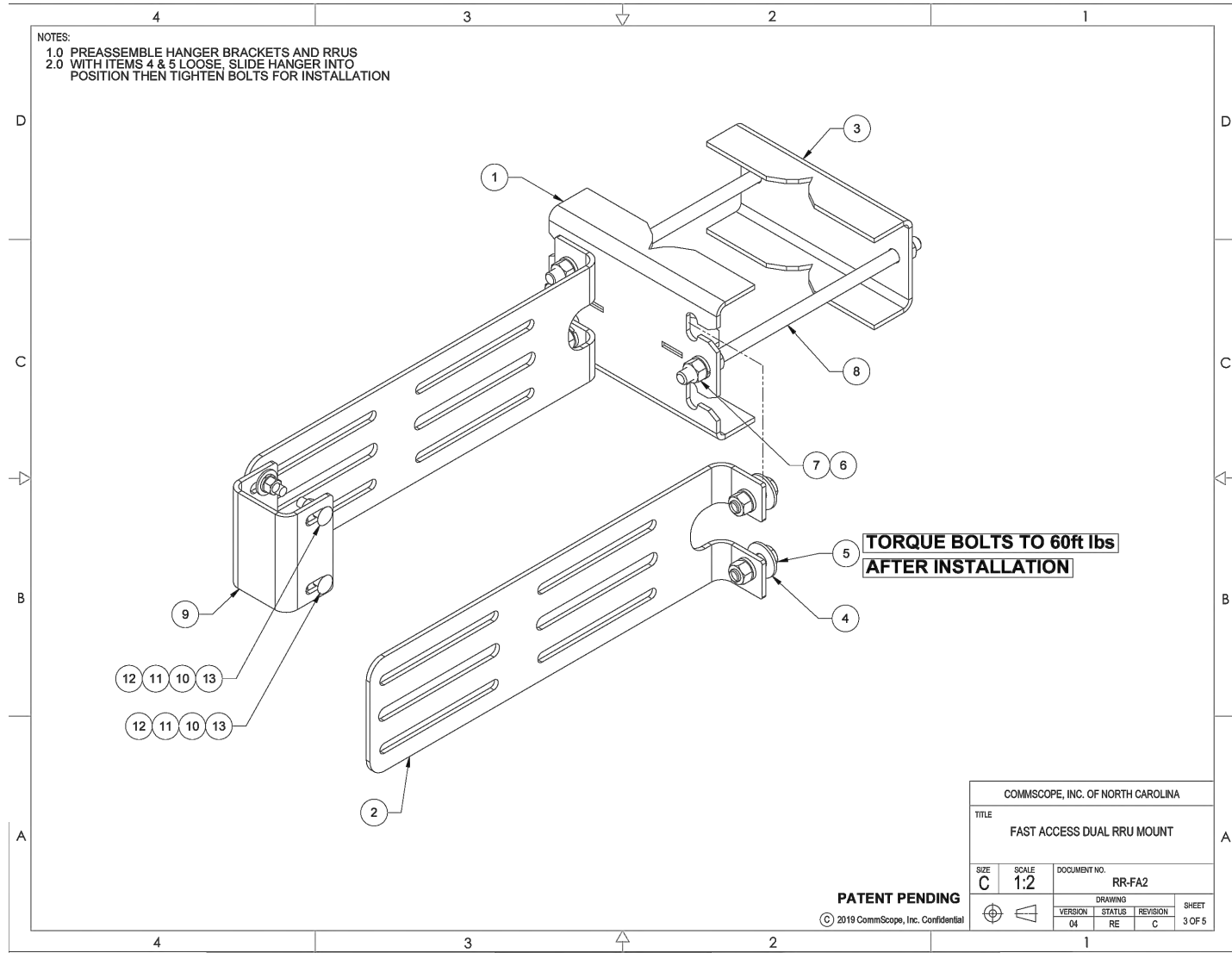
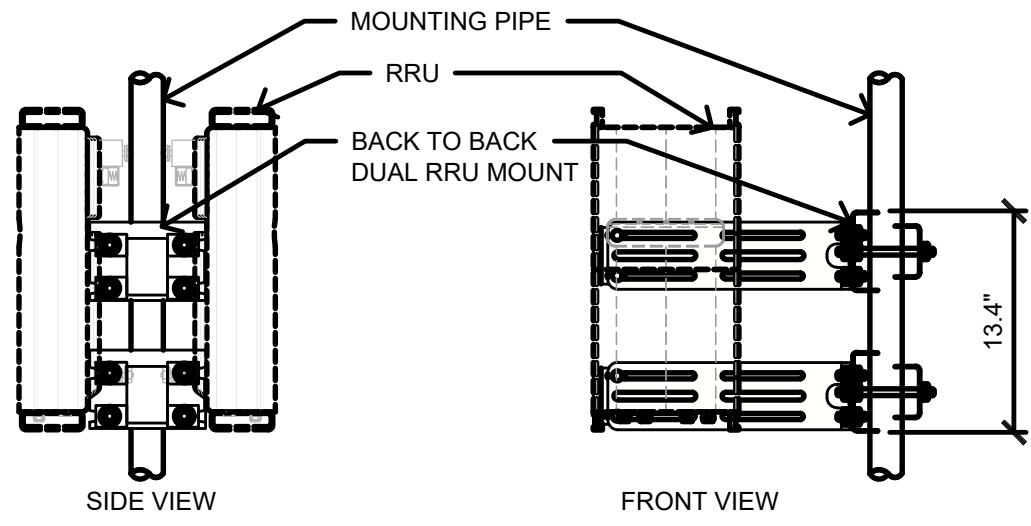
Designer / Engineer:



Sheet Title:
ANTENNA PLAN,
SCHEDULE &
DETAILS

Sheet Number:

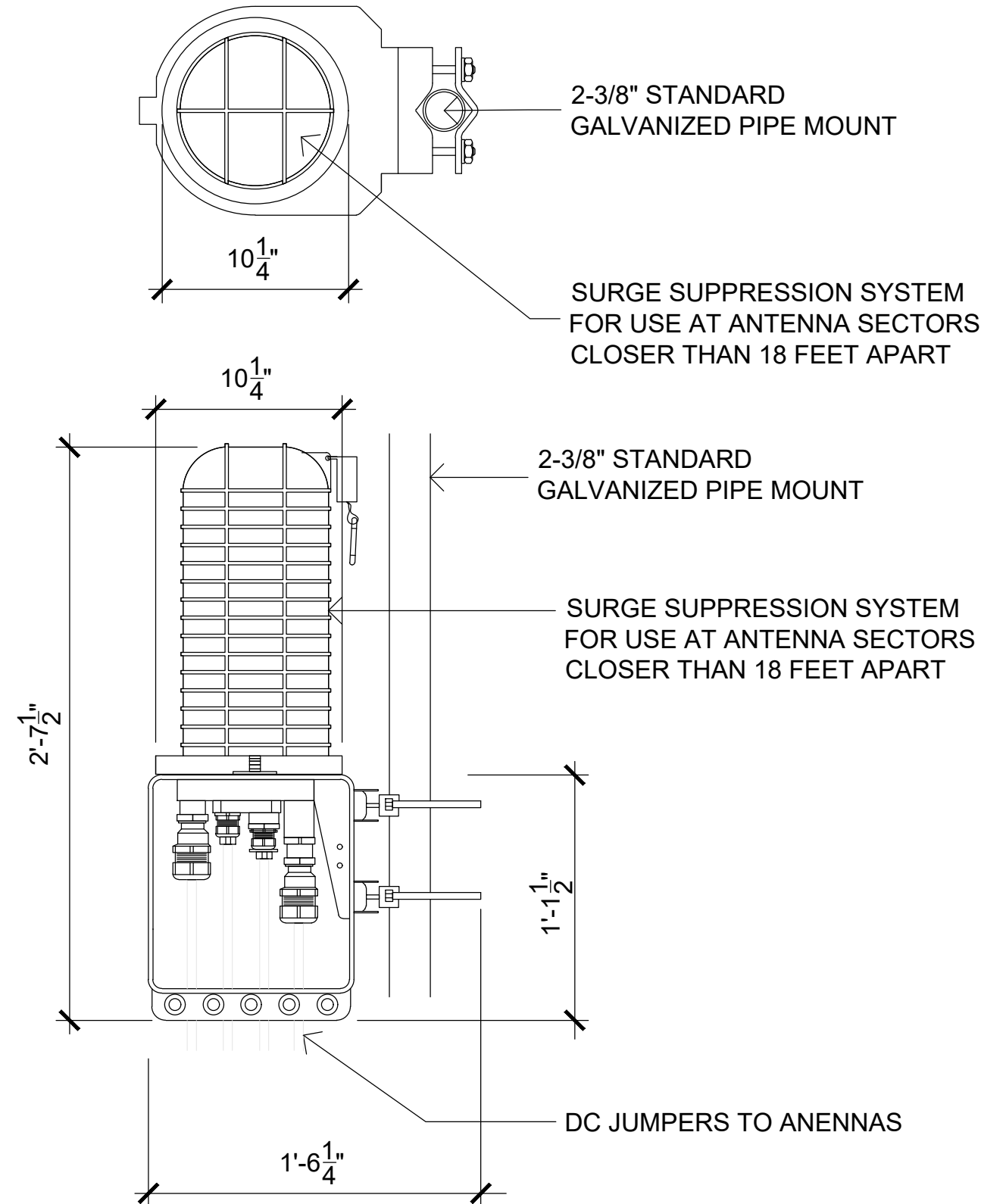
A-3



COMMSCOPE RR-FA2 DUAL RRU MOUNT
1-1/2"= 1'-0"

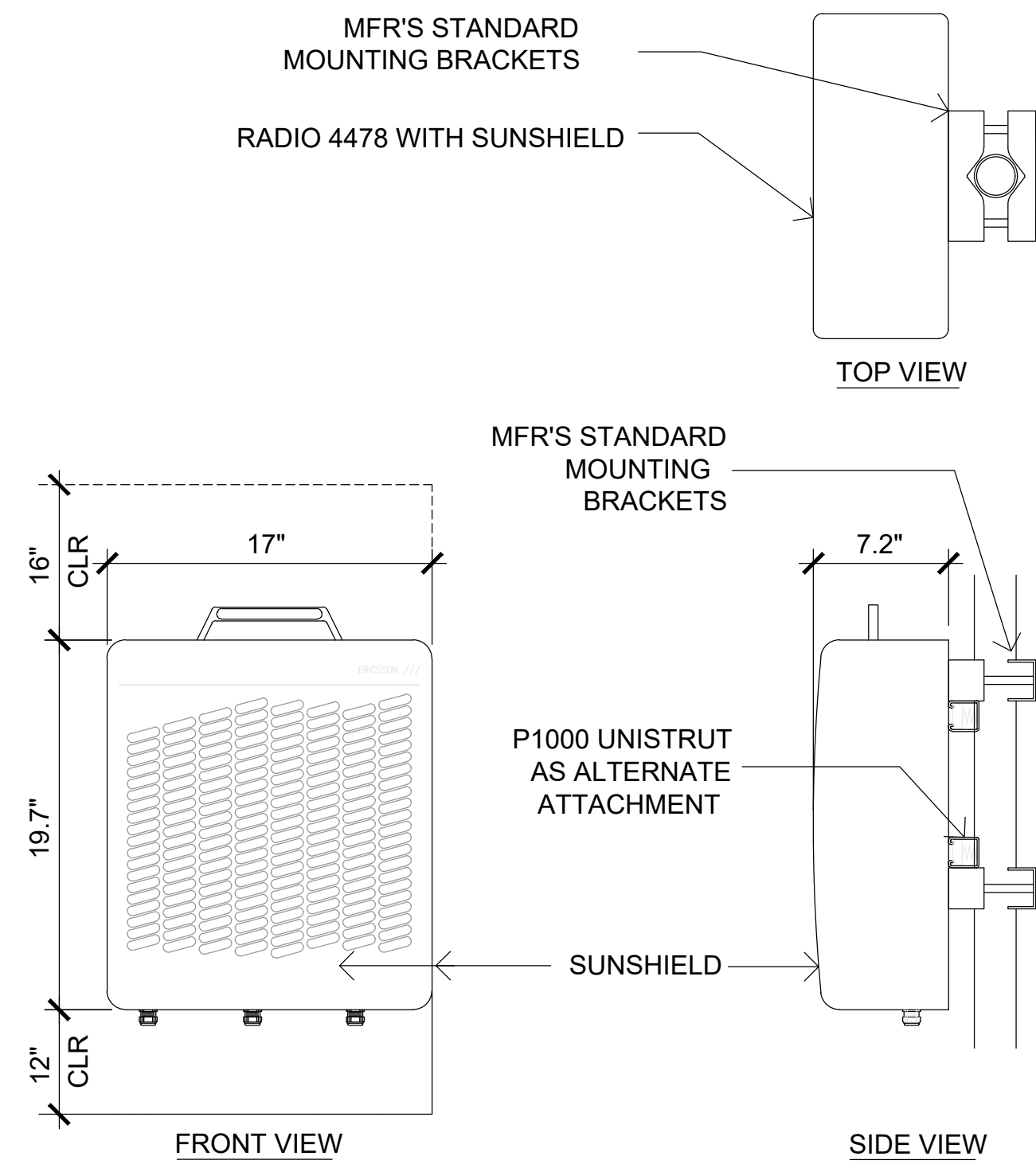
RAYCAP DC9-48-60-24-8C-EV SURGE SUPPRESSION SOLUTION

COLOR: BLACK/SILVER
DIMENSIONS: 10.25" DIA x 2'-7.5" TALL w/ 1'-1.5' BASE
WEIGHT: 26.2 LBS.±



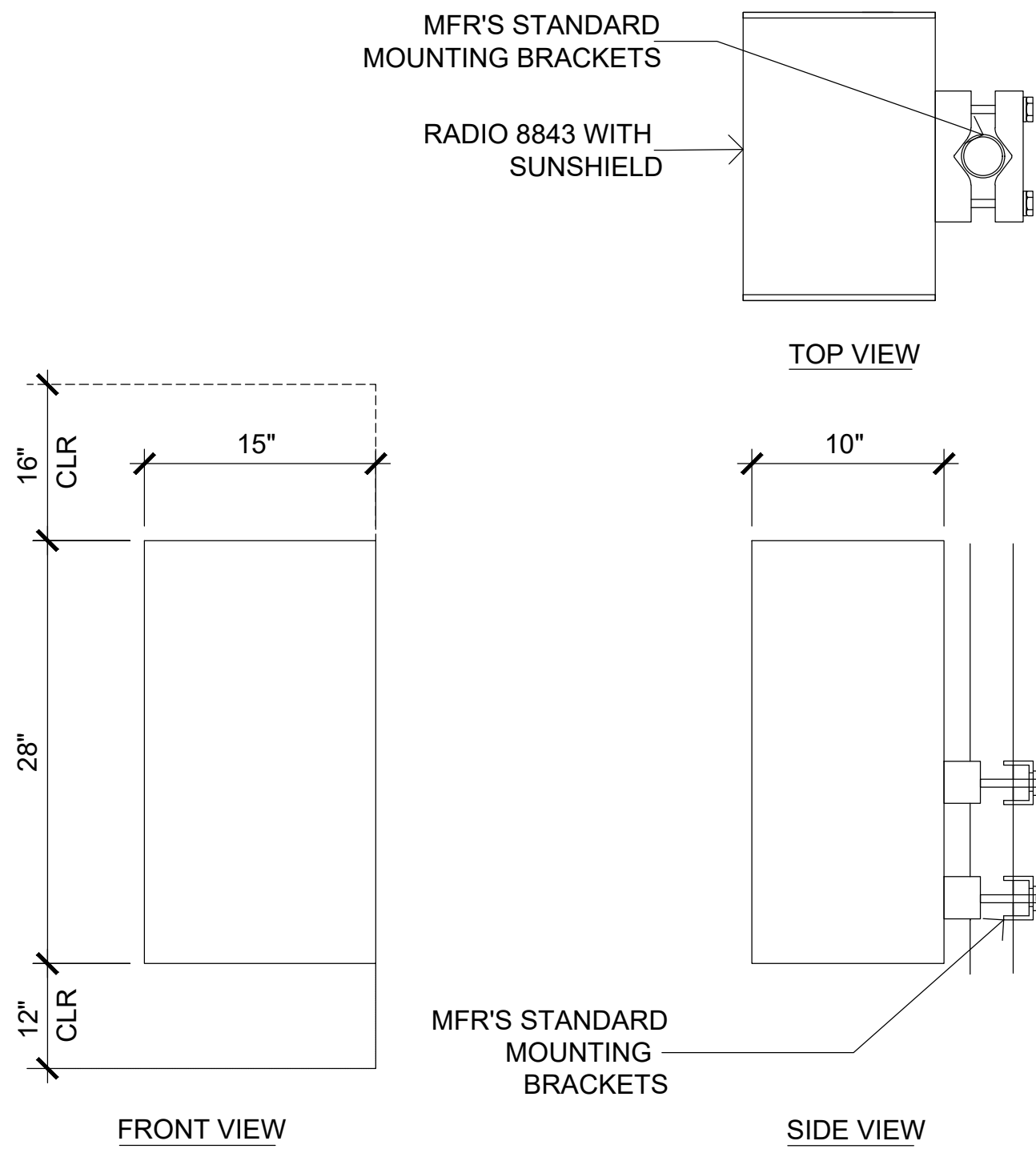
DC SURGE SUPPRESSION (SQUID)
1-1/2"= 1'-0"

ERICSSON RADIO 4890 B25 / B66 REMOTE RADIO UNIT
COLOR: WHITE
DIMENSIONS: 19.7" TALL x 17" WIDE x 7.2" DEEP (INCLUDING SUNSHIELD)
WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



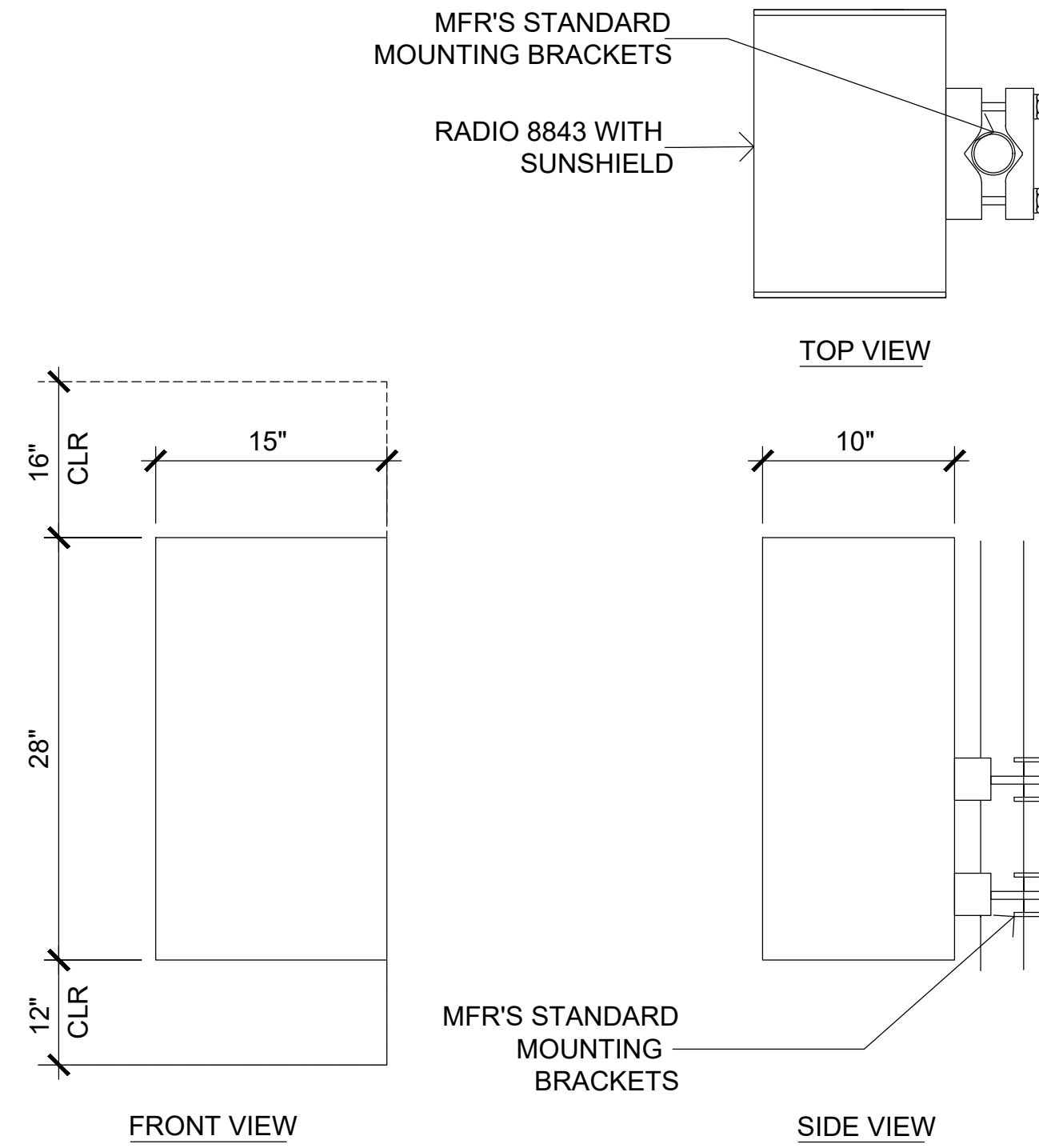
ERICSSON RADIO 4890 B25 / B66 REMOTE RADIO UNIT
1-1/2"= 1'-0"

ERICSSON RADIO 4490 B5/B12 REMOTE RADIO UNIT
COLOR: WHITE
DIMENSIONS: 28" TALL x 15" WIDE x 10" DEEP (INCLUDING SUNSHIELD)
WEIGHT: 85 LBS.± (INCLUDING MOUNTING HARDWARE)



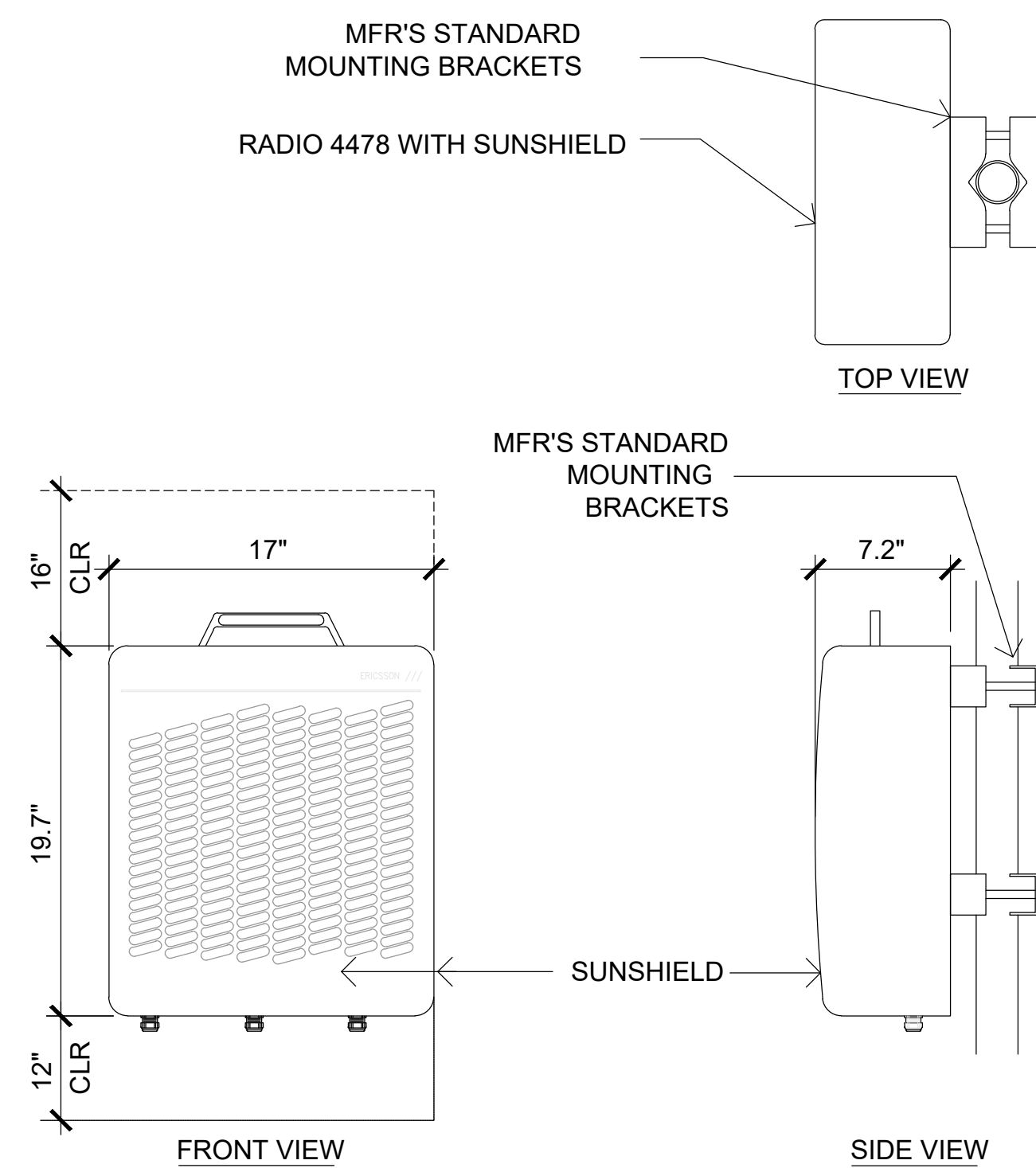
ERICSSON RADIO 4490 B5/B12 REMOTE RADIO UNIT
1-1/2"= 1'-0"

ERICSSON RADIO 4415 B25 REMOTE RADIO UNIT
COLOR: WHITE
DIMENSIONS: 28" TALL x 15" WIDE x 10" DEEP (INCLUDING SUNSHIELD)
WEIGHT: 85 LBS.± (INCLUDING MOUNTING HARDWARE)



ERICSSON RADIO 4415 B25 REMOTE RADIO UNIT
1-1/2"= 1'-0"

ERICSSON RADIO 4478 B14 REMOTE RADIO UNIT
COLOR: WHITE
DIMENSIONS: 19.7" TALL x 17" WIDE x 7.2" DEEP (INCLUDING SUNSHIELD)
WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



ERICSSON RADIO 4478 B14 REMOTE RADIO UNIT
1-1/2"= 1'-0"

Issued For:
CVL02723
DERRELL'S STORAGE
3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
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Prepared For:
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5001 Executive Parkway
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WIRELESS GROUP LLC
Connecting a Wireless World
605 Coolidge Drive, Suite 100
Folsom, California 95630

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REV	DATE	DESCRIPTION
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B	1/10/2024	100% ZD SUB.
A	8/15/2023	90% ZD SUB.

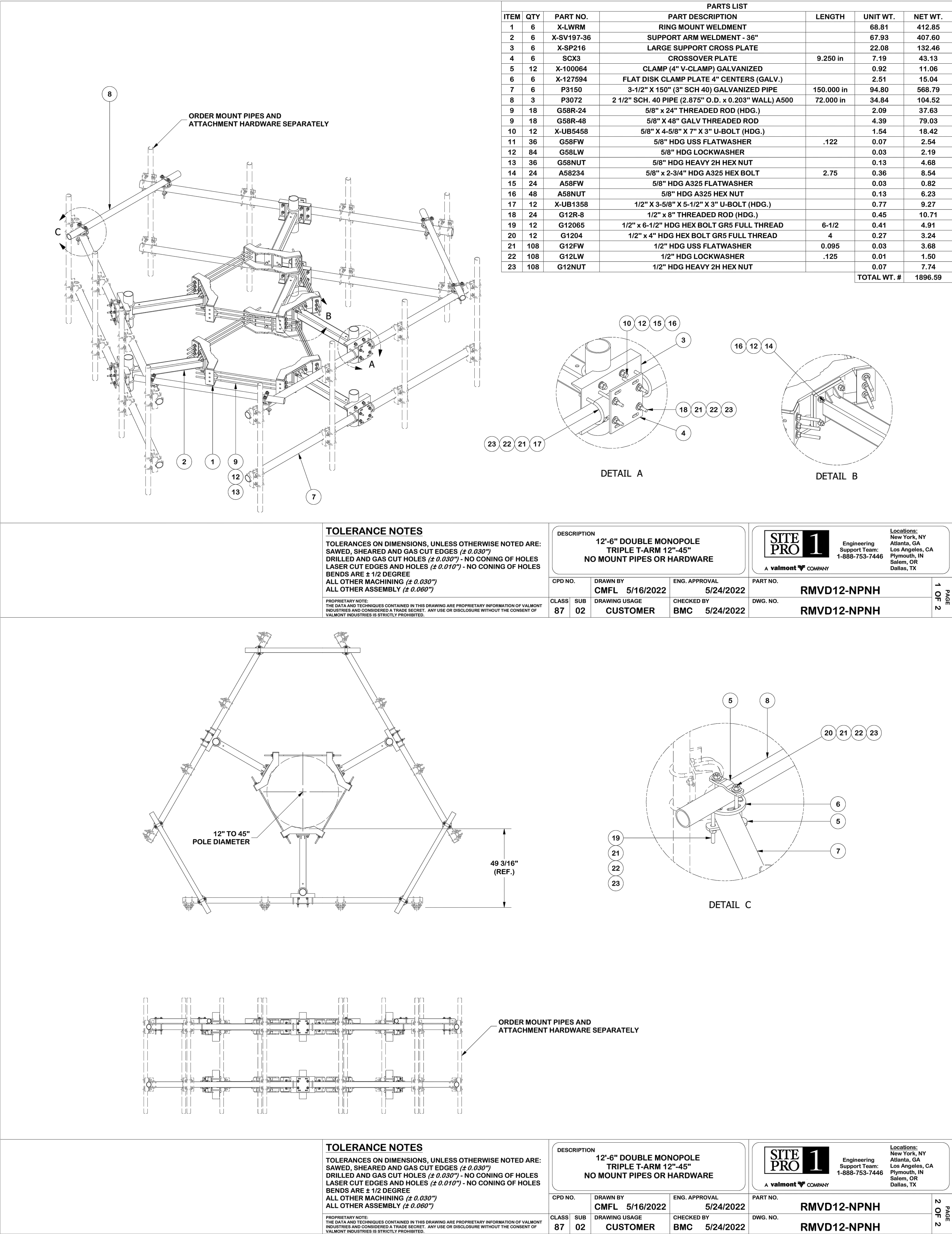
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No. 2567
Exp. 12-31-25
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STATE OF CALIFORNIA

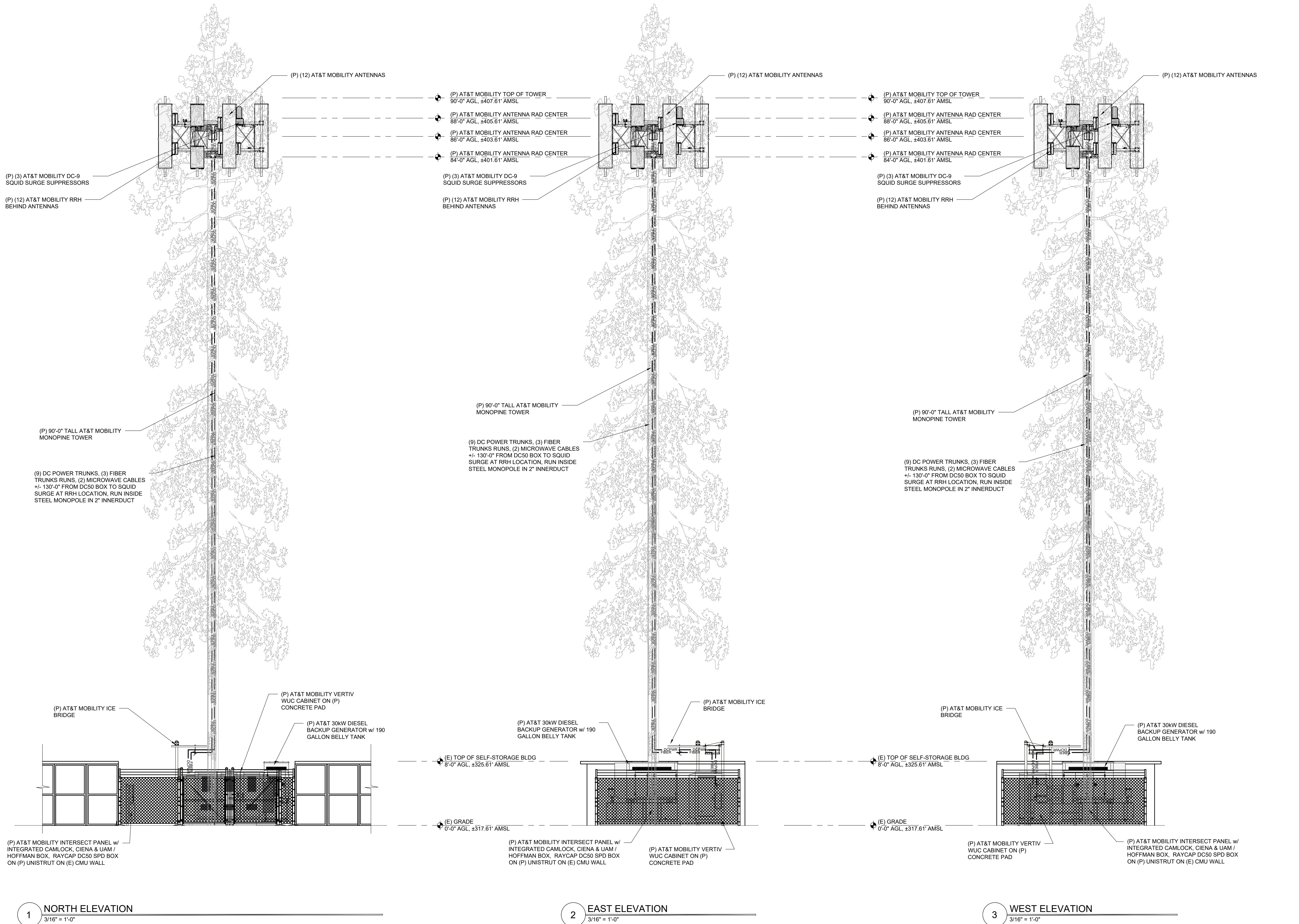
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Designer / Engineer:
Norman Scheel Structural Engineer
5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:
RRH DETAILS

Sheet Number:
A-3.1





Issued For:

CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
USID# 327911

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: **CVL02723**

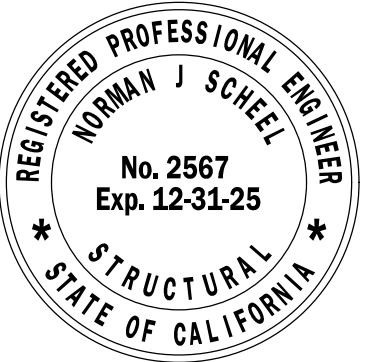
PROJECT NO: 23-012

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B	1/10/2024	100% ZD SUB.
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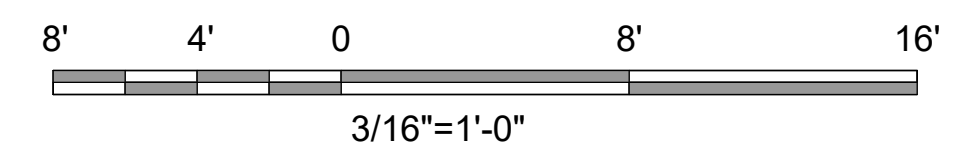
Norman Scheel Structural Engineer
1983 - 2024
35 YEARS OF EXCELLENCE
Norman Scheel Structural Engineer
5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

PROPOSED ELEVATIONS

Sheet Number:

A-4.1





DC Power Systems, Outdoor Enclosures & Services



Vertiv™ NetSure™ X701 Walk Up Cabinet (WUC)

Description

The Vertiv™ NetSure™ X701 provides room for power, batteries, and other sensitive equipment in a single convenient outdoor enclosure. Its aluminum construction provides protection from both vandalism and harsh environmental conditions while still standing up to high winds and seismic events. With up to 15kW of heat dissipation available, the NetSure™ X701 outdoor enclosure is designed to handle ever-increasing heat load requirements at your base station and network edge sites.

- UL 2416 Certified
- Factory-integrated Vertiv™ NetSure™ 512 DC power system supports -48V and -58V DC load requirements
- Battery trays for (3) strings of VRLA batteries up to 210Ah each
- Up to 74RU of available equipment space
- Convenient cable entry and management throughout the enclosure



Vertiv | DC Power Systems, Outdoor Enclosures & Services | AT&T Ordering Guide (R020123)

48

Ordering Information, Two-Bay

AT&T Number	Vertiv Number	Description
CEQ54297	F2020039	Vertiv™ NetSure™ X701 two-bay outdoor walk-up enclosure with 43 RU available
CEQ53997	582137000501	NetSure™ 512, -48 VDC/-58 VDC, (43) -48 V load breaker positions, LVBD capability
	58213700027	(1) two row distribution cabinet
	58213700030	(4) rectifier shelves, 3 right positions can be used for -48V to -58V converters
	5821370004C	(1) -48 VDC (13 position) distribution panel
	582137000FJ	(1) -48 VDC (13 position) and -58 VDC (16 position) distribution panel
	1M8300NA1002A046	(1) NCU controller
	562992	(2) 30M temperature probes
	541308	(2) alarm cables (power system side)
	541309	(2) alarm cable extensions
	58213700070	(1) extended interface board
	549017	(1) GMT fuse option board
		(1) 2800 watt door-mounted heat exchanger (power and battery chamber)
		(1) 6000 watt door-mounted heat exchanger (equipment chamber)
		(2) 66 blocks for alarms
		(3) 200 amp DC battery disconnects
		(3) 1000 watt equipment heaters
		(1) Duplex AC convenience outlet
		(2) 10-position ground bars

Ordering Information, Three-Bay

AT&T Number	Vertiv Number	Description
CEQ54298	F2020030	Vertiv™ NetSure™ X701 three-bay outdoor walk-up enclosure with 76 RU available
CEQ53997	582137000501	NetSure™ 512, -48 VDC/-58 VDC, (43) -48 V load breaker positions, LVBD capability
	58213700027	(1) two row distribution cabinet
	58213700030	(4) rectifier shelves, 3 right positions can be used for -48V to -58V converters
	5821370004C	(1) -48 VDC (13 position) distribution panel
	582137000FJ	(1) -48 VDC (13 position) and -58 VDC (16 position) distribution panel
	1M8300NA1002A046	(1) NCU controller
	562992	(2) 30M temperature probes
	541308	(2) alarm cables (power system side)
	541309	(2) alarm cable extensions
	58213700070	(1) extended interface board
	549017	(1) GMT fuse option board
		(1) 2800 watt door-mounted heat exchanger (power and battery chamber)
		(2) 6000 watt door-mounted heat exchanger (equipment chamber)
		(2) 66 blocks for alarms
		(3) 200 amp DC battery disconnects
		(4) 1000 watt equipment heaters
		(1) Duplex AC convenience outlet
		(3) 10-position ground bars

Vertiv | DC Power Systems, Outdoor Enclosures & Services | AT&T Ordering Guide (R020123)

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PTLC-ATS-3S-12200-CL_ATT

Service Entrance Solution for WICs, WUCs, and Small Cell Sites



Actual product may vary from photograph.

The PTLC-ATS-3S-12200-CL_ATT is a power transfer load center for 240/120, single phase, 200 A applications with an ASCOP® Series 300 automatic transfer switch with a Group G Controller designed for small AC service entrance spaces. The compact aluminum enclosure measures 60"H x 25"W (35"W with CamLok Connector Panel) x 15"D.

The 3-source design includes a "main" for utility plus mechanically interlocked mains to enable selection of one of two emergency sources. Integrated components include Strikesorb® surge protection; a 30-position NQ Square D panel board; Acc 4AR, utility fail relay; Acc 11BE, programmable engine exerciser; Acc 18RX, source relay contacts; an external GFC receptacle; and CamLok generator connection panel. In the standard design, the CamLok panel is mounted on the right. A reverse design, with the CamLok panel on the left, also is available.

- Automatic Transfer Switch, ASCO Series 300 with Group G Controller
- Single solenoid, true double-throw, transfer mechanism
 - UL 1008 Listed and complies with NFPA 1110 for Emergency and Standby Power Systems
 - Group G Controller offers easy to navigate LCD display with soft keypad and six LED indicators
 - Historical event log, statistical monitoring, and diagnostic functions
 - Pre- and post-transfer time delay settings for transfer and re-transfer
 - Voltage & frequency sensing
 - Under and over frequency settings on normal and emergency
 - Voltage and frequency parameters adjustable in 1% increments
 - Auto start/stop engine control contacts

Strikesorb Surge-protected Loads
Strikesorb surge protection safeguards critical loads from transients and load transfer spikes. Strikesorb withstands repeated surges, providing cost-effective and maintenance-free operation in demanding environments.

- 30-circuit Square D Panel Board
- NQ Series panel accepts bolt-on or plug-on branch breakers
 - NQ Panel Board Breaker Retention Bracket (patent pending)

For a quotation, contact Intersect at solutions@intersectinc.com.

Intersect, Inc.

Quality products. Premium customer care. Integrated solutions.



3-Source Mains

Product No	Description
PTLC-ATS-3S-12200-CL_ATT	240/120, 1Ø, 200A, 3-source PTLC integrates ASCO Series 300-G ATS, Strikesorb, 30-position Square D NQ load center, GFC receptacle, ICG CamLok connector panel mounted on the right side; aluminum NEMA 3R enclosure (RAL 7032)
PTLC-ATS-3S-12200-CL-L_ATT	240/120, 1Ø, 200A, 3-source PTLC integrates ASCO Series 300-G ATS, Strikesorb, 30-position Square D NQ load center, GFC receptacle, ICG CamLok connector panel mounted on the left side; aluminum NEMA 3R enclosure (RAL 7032)

General Data
Enclosure dimensions* (H x W x D)
60" x 25" x 15"
60" x 35" x 15" with CamLok enclosure
*Dimensions may change. Drawings may be requested for current outline specifications.

Weight

≥ 150 lbs

Door

3-point pad-lockable

ICGC also is pad-lockable

Convenience receptacle

20A GFC external receptacle

Rating

NEMA 3R

Composition

Aluminum

Powder coat paint

RAL 7032

Other Pantone colors may be requested

UL certification

UL 891 – Dead Front Switchboard

UL 1008 – ATS and ICGC

Load Center

Panel board type

Square D, NQ Series

Circuit breaker positions

30 circuits

Electrical Specifications

120/240 V, 1Ø, or 120/208 V, 3Ø

200 A maximum

SCRB based on branch devices

42 kA, Sq D Type QH or QHB

22 kA, Sq D Type ZO-VH or QOB-VH

10 kA, Sq D QO or QOB

ATS Accessories

4AR – Utility fail relay

11BE – Fully-programmable engine exerciser

• Exercise with or without load

• Exercise daily, weekly, bi-weekly or monthly

• Setting displayed and changed from interface keypad

18RX – Relay for source availability

• Contacts for utility and one emergency source (second emergency contact on switch)

• Additional output relay, default to indicate common alarm

Suppression Technology

Technology type

Strikesorb 40mm, 120 V module

Certification

UL 1449 3rd Edition (or current)

CE

VDE

ICGC – CamLok Generator

Connection Panel

Color-coded connectors

Pad-lockable enclosure

Intersect, Inc.

All specifications subject to change without notice.
ASCOP® is a registered trademark of ASCO Power Technologies.
Strikesorb® is a registered trademark of Raycap Corporation.
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P.O. Box 753 - Liberty Lake WA 99019 - USA
Phone: 509.255.9570 or 800.910.3735 - Fax: 509.255.6034
www.intersectinc.com

Issued For:

CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
USID# 327911

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: **CVL02723**

PROJECT NO: 23-012

DRAWN BY: BW

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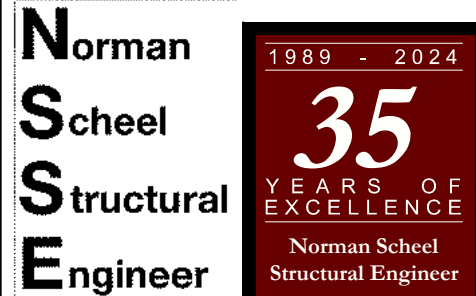
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Designer / Engineer:



5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

**CONSTRUCTION
DETAILS -
EQUIPMENT**

Sheet Number:

A-5

1

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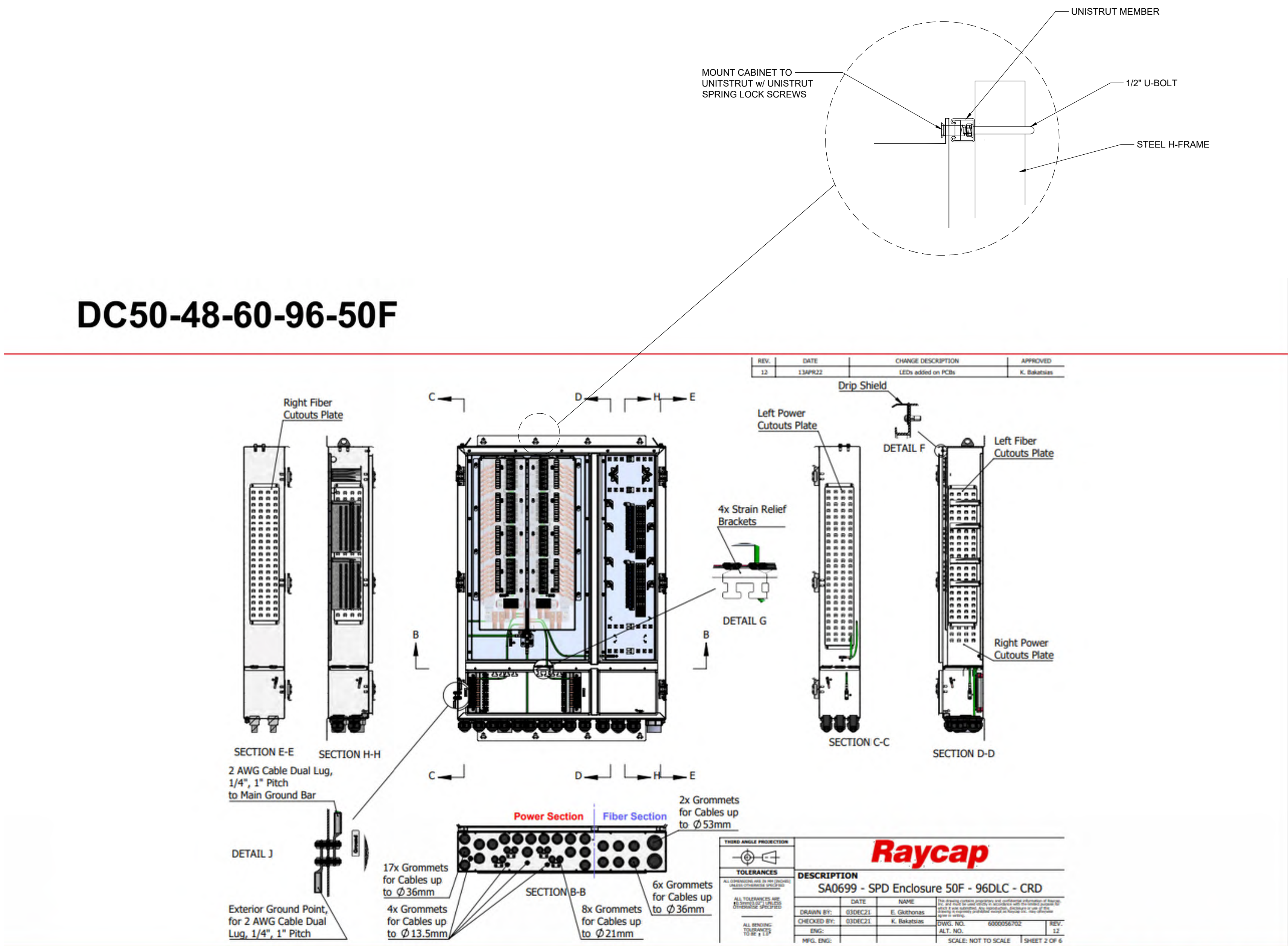
1/2" = 1'-0"

3

INTERSECT PTLC-ATS-3S-12200 CL INTERGRATED LOAD CENTER

NOT TO SCALE

DC50-48-60-96-50F



Issued For:

CVL02723

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Designer / Engineer:

Norman Scheel Structural Engineer

1989 - 2024
35
YEARS OF EXCELLENCE
Norman Scheel
Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

**CONSTRUCTION
DETAILS -
EQUIPMENT**

Sheet Number:

A-5.1

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz



*EPA Certified Prime ratings are not available in the US or its Territories

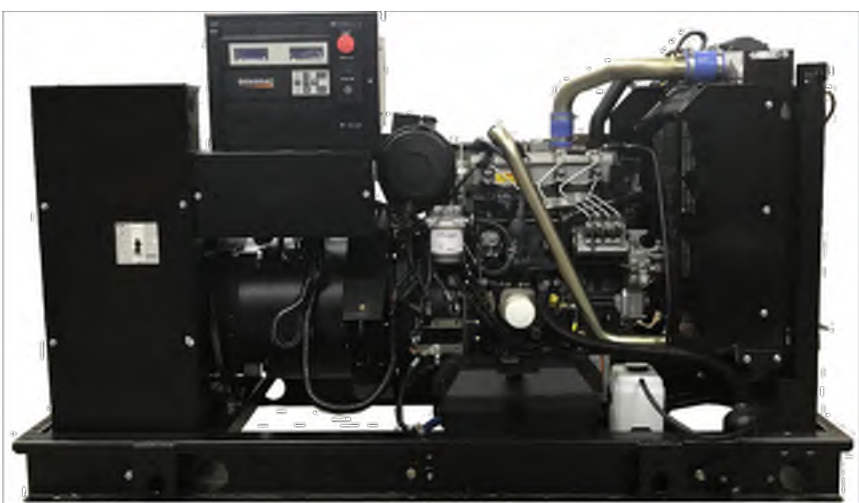


Image used for illustration purposes only

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

	UL2200, UL6200, UL1236, UL489, UL142
	CSA C22.2, ULC S601
	BS5514 and DIN 6271
	SAE J1349
	NFPA 37, 70, 99, 110
	NEC700, 701, 702, 708
	ISO 3046, 7637, 8528, 9001
	NEMA ICS10, MG1, 250, ICS6, AB1
	ANSI C62.41

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General	Cooling System
Make Perkins	Cooling System Type Closed Recovery
EPA Emissions Compliance Stationary Emergency	Water Pump Type Pre-Lubed, Self Sealing
EPA Emissions Reference See Emission Data Sheet	Fan Type Pusher
Cylinder #4	Fan Speed - RPM 1,980
Type In-Line	Fan Diameter - in (mm) 18 (457)
Displacement - in ³ (L) 135 (2,22)	Fuel System
Bore - in (mm) 3.3 (84)	Fuel Type Ultra Low Sulfur Diesel Fuel #2
Stroke - in (mm) 3.9 (100)	Fuel Specifications ASTM
Compression Ratio 23.3:1	Fuel Filtering (Microns) 5
Intake Air Method Turbocharged	Fuel Inject Pump Distribution Injection Pump
Cylinder Head Cast Iron	Fuel Pump Type Engine Driven Gear
Piston Type Aluminum	Injector Type Mechanical
Crankshaft Type Forged Steel	Fuel Supply Line - in (mm) 0.31 (7.9) ID
Engine Governing	Fuel Return Line - in (mm) 0.2 (4.8) ID
Governor Electronic Isochronous	Engine Electrical System
Frequency Regulation (Steady State) ±0.5%	System Voltage 12 VDC
Lubrication System	Battery Charger Alternator Standard
Oil Pump Type Gear	Battery Size See Battery Index 0161970SBY
Oil Filter Type Full-Flow	Battery Voltage 12 VDC
Crankcase Capacity - qt (L) 11.2 (10.6)	Ground Polarity Negative

ALTERNATOR SPECIFICATIONS

Standard Model K0035124Y21	Standard Excitation Synchronous Brushless
Poles 4	Bearings Single Sealed
Field Type Revolving	Coupling Direct via Flexible Disc
Insulation Class - Rotor H	Load Capacity - Standby 100%
Insulation Class - Stator H	Prototype Short Circuit Test Yes
Total Harmonic Distortion <5% (3-Phase Only)	Voltage Regulator Type Digital
Telephone Interference Factor (TIF) <50	Number of Sensed Phases All
	Regulation Accuracy (Steady State) ±0.25%

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guards (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

FUEL SYSTEM

- Fuel Lockoff Solenoid
- Primary Fuel Filter

COOLING SYSTEM

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- S0350 Ethylene Glycol Antifreeze

ELECTRICAL SYSTEM

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amonissess Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)

- UL 142/ULC S601
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel - Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isynchronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not In Auto (Flashing Light)

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



OPERATING DATA

POWER RATINGS

		Standby
Single-Phase 120/240 VAC @1.0pf	30 kW	Amps: 125
Three-Phase 120/208 VAC @0.9pf	30 kW	Amps: 104
Three-Phase 120/240 VAC @0.9pf	30 kW	Amps: 90
Three-Phase 277/480 VAC @0.9pf	30 kW	Amps: 45
Three-Phase 346/600 VAC @0.9pf	30 kW	Amps: 36

MOTOR STARTING CAPABILITIES (skVA)

120/240 VAC 1Ø	30%	277/480 VAC 3Ø	30%	208/240 VAC 3Ø	30%
A003504H4N21	20	K0035124Y21	61	K0035124Y21	46
A004004H4N21	24	K0040124Y21	78	K0040124Y21	58
A005004H4N21	31	K0050124Y21	98	K0050124Y21	75

FUEL CONSUMPTION RATES*

	Diesel - gph (Lph)
Fuel Pump Lift- ft (m)	
3 (1)	
Percent Load	
25%	1.0 (3.7)
50%	1.4 (5.2)
75%	2.0 (7.5)
100%	2.8 (10.5)
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)	
16.6 (63)	

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

	Standby
Coolant Flow	gpm (Lpm) 14.9 (56.2)
Coolant System Capacity	gal (L) 2.5 (9.5)
Heat Rejection to Coolant	BTU/hr (kW) 126,638 (136)
Inlet Air	cfm (m³/hr) 2,800 (4,757)
Maximum Operating Ambient Temperature	°F (°C) 122 (50)
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 01992803SD
Maximum Additional Radiator Backpressure	in H ₂ O (kPa) 0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby
Row at Rated Power - cfm (m³/min)	88 (2.5)

ENGINE

	Standby	EXHAUST	Standby
Rated Engine Speed	RPM 1,800	Exhaust Flow (Rated Output)	cfm (m³/min) 296.5 (8.4)
Horsepower at Rated kW**	hp 49	Max. Allowable Backpressure (Post Turbocharger)	inHg (kPa) 1.5 (5.1)
Piston Speed	ft/min (m/min) 1,181 (360)	Exhaust Temperature (Rated Output)	°F (°C) 892 (478)
BMEP	psi (kPa) 159 (1,096)		

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQM permitting purposes.

Deration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.

Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN8271 standards.

Standby - See Bulletin 01675003SD

Prime - See Bulletin 01675103SD

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



CONFIGURABLE OPTIONS

ENGINE SYSTEM

- Oil Heater
- Critical Silencer (Open Set Only)
- Radiator Stone Guard
- Level 1 Fan and Belt Guards (Enclosed Units Only)

FUEL SYSTEM

- NPT Flexible Fuel Line
- 10A UL Listed Battery Charger
- Battery Warmer

ELECTRICAL SYSTEM

- Alternator Upsetting
- Anti-Condensation Heater
- Tropical Coating
- Permanent Magnet Excitation

GENERATOR SET

- Extended Factory Testing
- 8 Position Load Center
- Pad Vibration Isolation

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE

- Weather Protected Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Door Open Alarm Switch
- Enclosure Heater
- Damper Alarm Contacts

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

CONTROL SYSTEM

- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Indication and Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- 100 dB Alarm Horn
- Ground Fault Annunciation
- 120V GFCI and 240V Outlets
- Remote Communication - Modem
- 10A Engine Run Relay

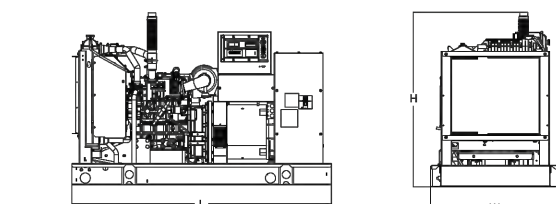
FUEL TANKS (Size On Last Page)

- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- 19 in (482.6 mm) Fill Extension
- Overflow Protection Valve
- 5 Gallon Spill Box Return Hose
- 5 Gallon Spill Box
- Tank Risers
- Fuel Level Switch and Alarm
- 12" Vent System
- Fire Rated Stainless Steel Fuel Hose

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



DIMENSIONS AND WEIGHTS*



OPEN SET

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	76.0 (1,930) x 37.4 (950) x 44.8 (1,138)	1,456 - 1,641 (661 - 745)
19	54 (204)	76.0 (1,930) x 37.4 (950) x 57.8 (1,468)	1,936 - 2,121 (879 - 963)
47	132 (500)	76.0 (1,930) x 37.4 (950) x 69.8 (1,773)	2,166 - 2,351 (983 - 1,067)
67	190 (719)	76.0 (1,930) x 37.4 (950) x 79.3 (2,014)	2,380 - 2,565 (1,081 - 1,165)
75	211 (799)	76.0 (1,930) x 37.4 (950) x 81.8 (2,078)	2,375 - 2,560 (1,078 - 1,162)
107	300 (1,136)	92.9 (2,360) x 37.4 (950) x 85.3 (2,167)	2,438 - 2,623 (1,106 - 1,190)

WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)	
			Steel	Aluminum
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)	372 (169)	241 (109)
47	132 (500)	106.0 (2,692) x 38.0 (965) x 84.0 (2,134)		
67	190 (719)	94.8 (2,409) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	76.0 (1,930) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	92.9 (2,360) x 38.0 (965) x 90.0 (2,287)		

LEVEL 1 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)		Weight - lbs (kg) Enclosure Only		
				Steel	Aluminum	
No Tank	-	112.5 (2,857)	x 38.0 (965)	x 49.5 (1,258)		
19	54 (204)	112.5 (2,857)	x 38.0 (965)	x 62.5 (1,588)		
47	132 (500)	112.5 (2,857)	x 38.0 (965)	x 74.5 (1,893)	505 (229)	338 (153)
67	190 (719)	112.5 (2,857)	x 38.0 (965)	x 84.0 (2,134)		
75	211 (799)	112.5 (2,857)	x 38.0 (965)	x 86.5 (2,198)		
107	300 (1,136)	112.5 (2,857)	x 38.0 (965)	x 90.0 (2,287)		

LEVEL 2 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank		94.8 (2,409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)		
47	132 (500)	94.8 (2,409) x 38.0 (965) x 74.5 (1,893)	510 (231)	341 (155)
67	190 (719)	106.0 (2,692) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	94.8 (2,409) x 38.0 (965) x 90.0 (2,287)		

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

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Part No. 10000024462
Rev. C 10/19/2020

Issued For:

CVL02723

DERRELL'S STORAGE

3705 W CONNELLY AVENUE
VISALIA, CA 93291
FA# 15906550
USID# 327911

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



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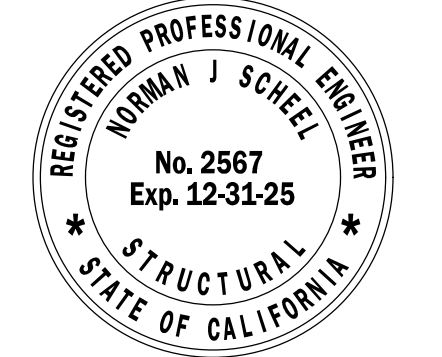
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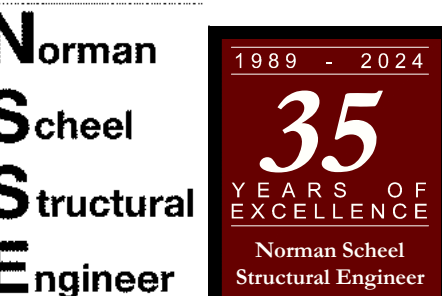
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CONSTRUCTION
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GENERATOR

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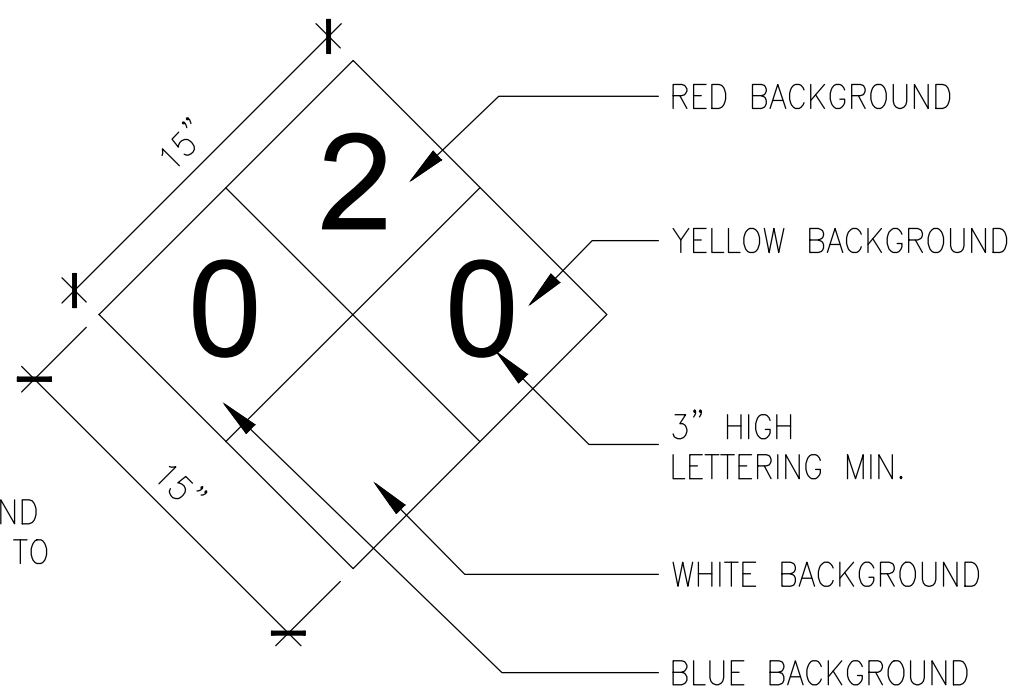
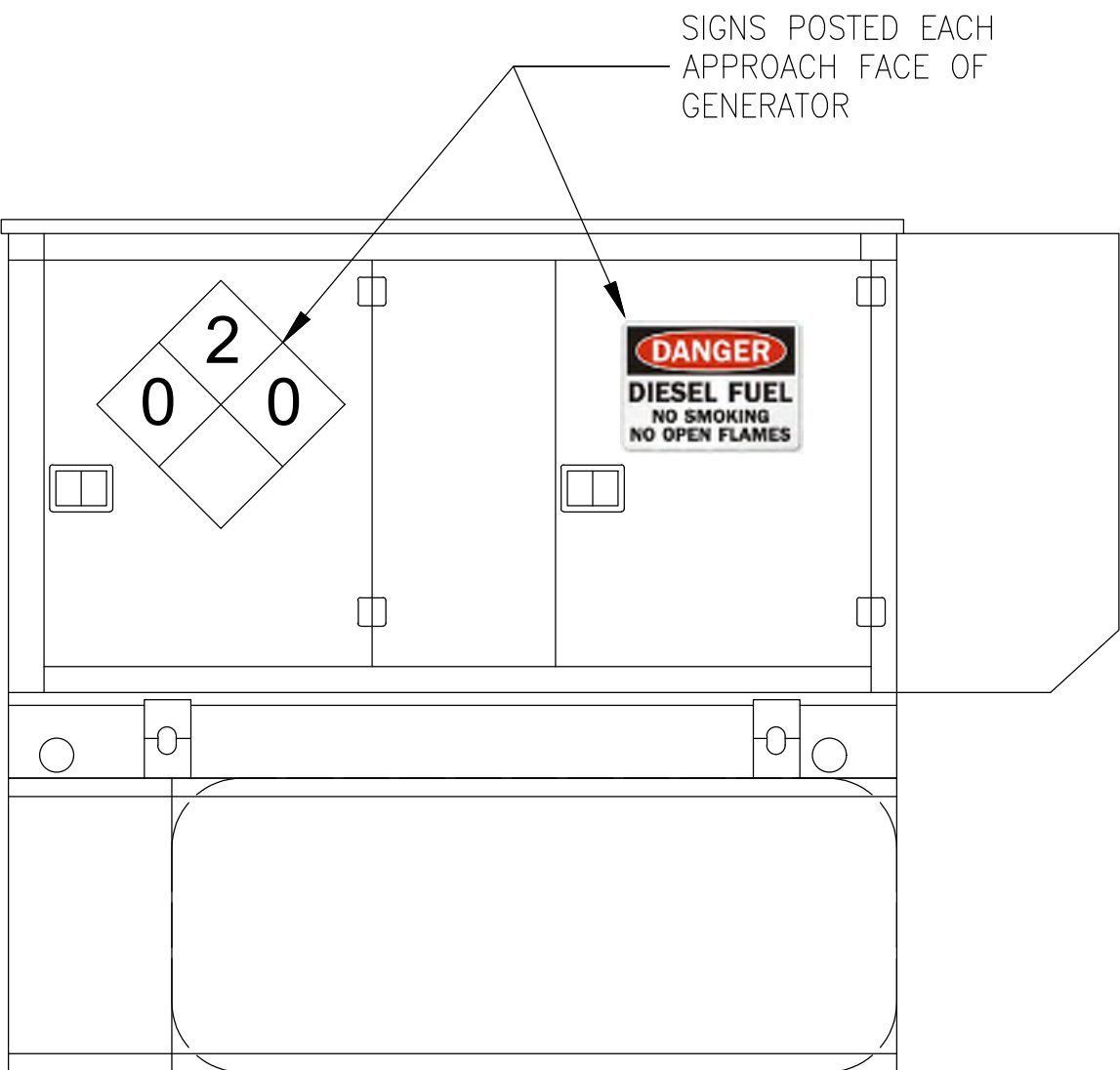
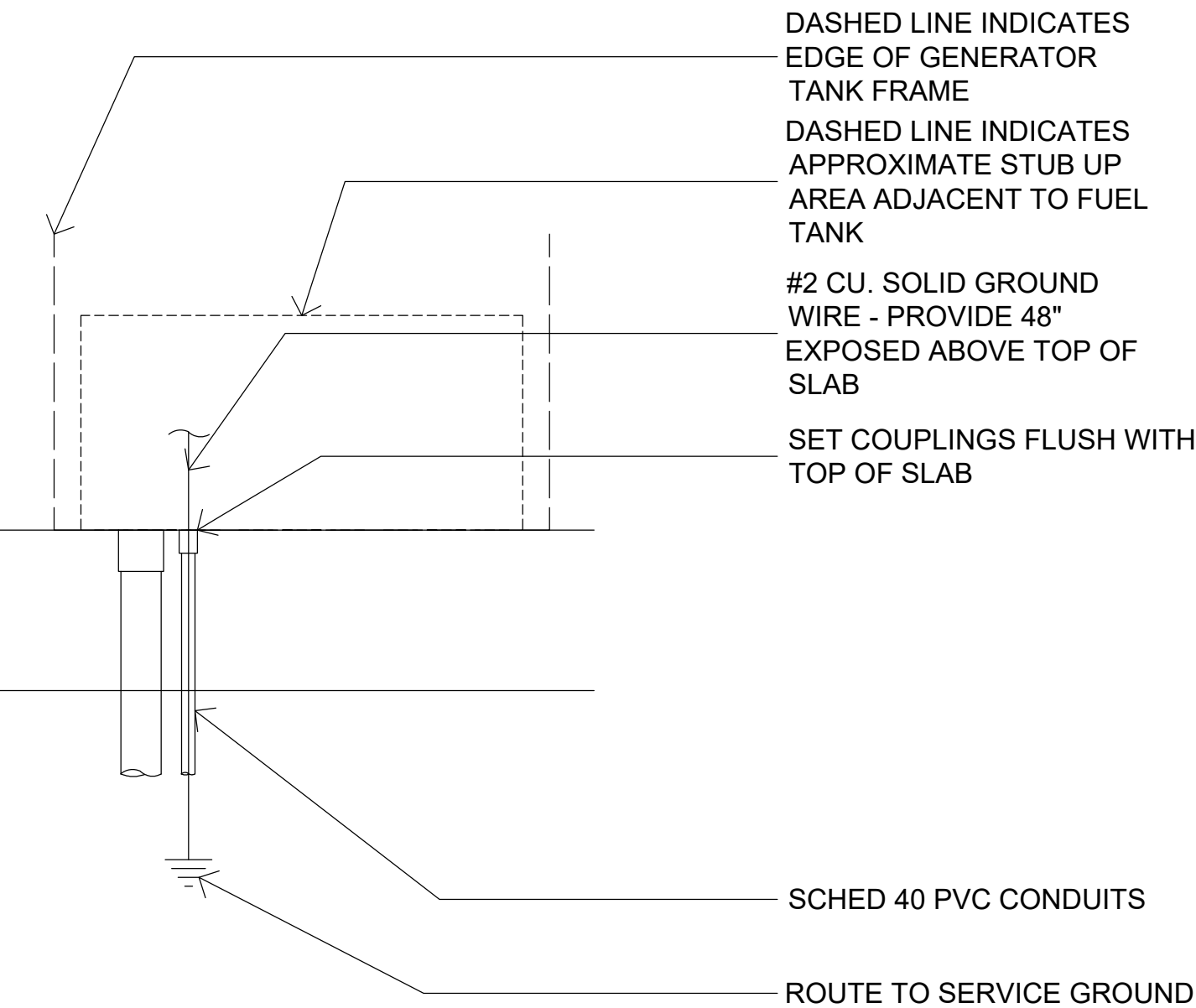
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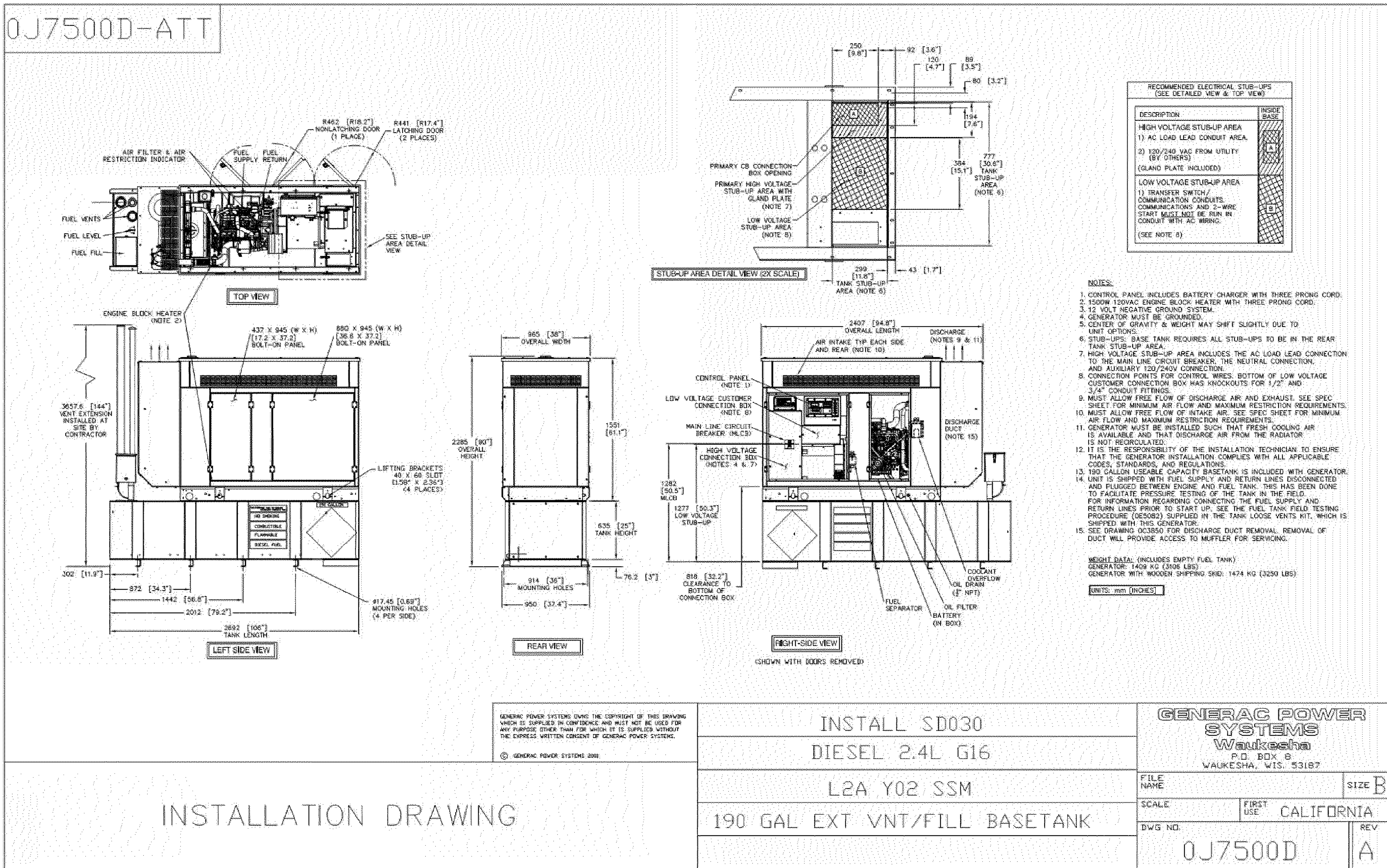
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2 SECTION AT CONDUIT STUB-UP
1" = 1'-0"



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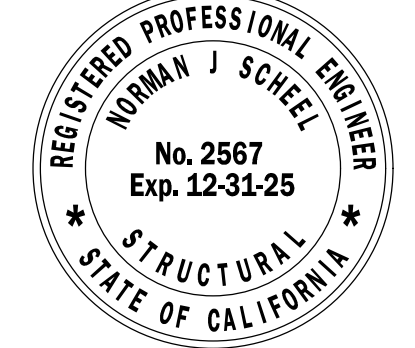
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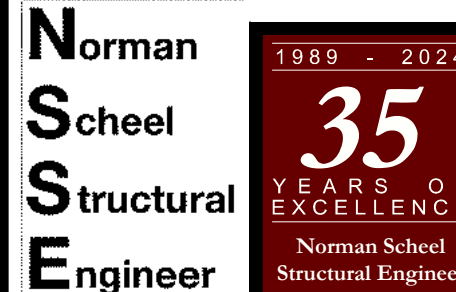
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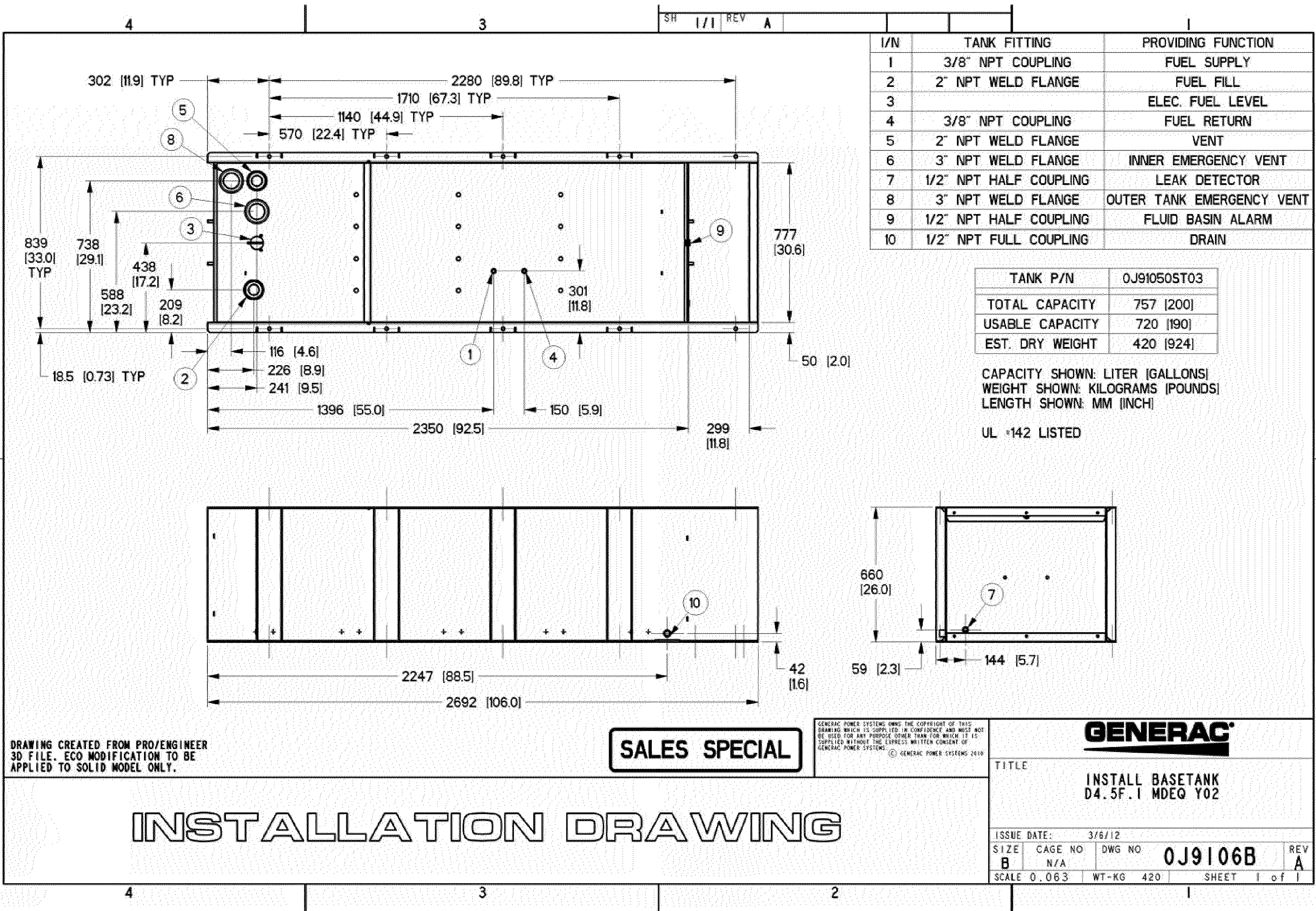
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CONSTRUCTION
DETAILS -
GENERATOR

Sheet Number:

A-5.3



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EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
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Licensee:

Norman J. Scheel
No. 2567
Exp. 12-31-25
STRUCTURAL
STATE OF CALIFORNIA

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Designer / Engineer:

Norman Scheel Structural Engineer

1989 - 2024
35
YEARS OF EXCELLENCE
Norman Scheel
Structural Engineer
5022 Sunrise Blvd.
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Sheet Title:

**CONSTRUCTION
DETAILS -
GENERATOR**

Sheet Number:

A-5.4

ELECTRICAL NOTES

GENERAL REQUIREMENTS:

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.
- THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.
- THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH IS NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.
- THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.
- WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.
- COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.
- THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
- "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.
- CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

EQUIPMENT LOCATIONS:

- THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF THE CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.
- IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIAL IS REQUIRED.
- LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.
- COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES, WHERE CONFLICTS OCCUR. CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

SHOP DRAWINGS:

- N/A UNLESS NOTED OTHERWISE.

SUBSTITUTIONS:

- NO SUBSTITUTIONS ARE ALLOWED.

TESTS:

- BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

PERMITS:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING:

- THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
- FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
- REFER TO GROUND BUS DETAILS, PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.
- ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
- ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED THHN (GREEN) INSULATION.
- ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.
- PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.
- GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

UTILITY SERVICE:

- TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.
- CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

PRODUCTS:

- ALL MATERIALS SHALL BE NEW, CONFORMING WITH NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.
- CONDUIT:
 - RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - ELECTRICAL METALLIC TUBING SHALL U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
 - FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
 - CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
 - ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE
 - ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.
 - CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4x4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.
- WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.
- PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.
- DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVER PLATES.
- TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.
- PANEL BOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANEL BOARD AT 6'-3" ABOVE FINISH FLOOR. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY.
- ALL CIRCUIT BREAKERS, MAGNETIC STARTERS, AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY BE SUBJECTED.
- GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" DIA. ROUND AND 10'-0" LONG. COPPERWELD OR APPROVED EQUAL.

INSTALLATION:

- PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC.. SUPPORT LUMINARIES FROM THE UNDERSIDE OF STRUCTURAL CEILING. EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES I ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.
- CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS, CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.
- IN DRILLING HOLES INTO THE CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
- LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT C.B.C.

PROJECT CLOSEOUT:

- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALLS DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

GROUNDING NOTES:

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS, AT&T'S GROUNDING SPECIFICATIONS NUMBER ATT-TP-76416 (CHAPTER 7), AND MANUFACTURER SPECIFICATION.
- ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
- ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
- GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
- INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
- EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
- GROUND BARS:
 - EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
- IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
- GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.
- ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
- ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.
- USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO "DOUBLE-UP" OF LUGS.
- POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
- NO LB'S ALLOWED ON GROUNDING.
- PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.

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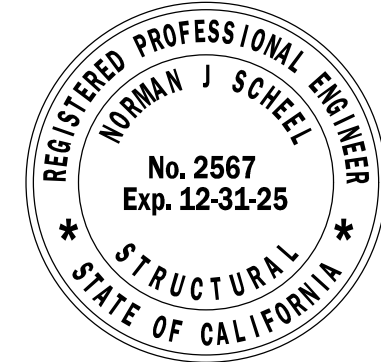


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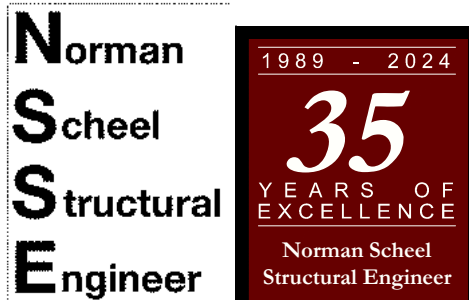
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Fair Oaks, California 95628

Sheet Title:

**GENERAL
ELECTRICAL
NOTES**

Sheet Number:

E-1

Variance Findings

- 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.**

Due to the lack of colocation opportunities within the coverage objective for this site and lack of other non-residentially zoned parcels in the area, we feel that the current parcel (Zoning = MU Commercial) is the best option for locating a cellular facility. The proposed 90' height of the tower is required in order to achieve the desired site coverage objective detailed in the site coverage maps included with this application and would allow colocation of other carriers on this pole. A 50' tall tower would not achieve either of these objectives.

Additionally, the tower has been positioned on the parcel in order to maximize the distance from residentially zoned parcels and to utilize screening provided by the existing self-storage facility structures. (Please see Photo #1) below.

- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone;**

The existing parcel is fully developed and as such we selected a location for the proposed facility that will provide adequate space and setback from surrounding parcels for the communication facility.

- 3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.**

This site will help alleviate a gap in service for AT&T cellular customers and help increase communication capabilities of first responders in the area including FirstNet users.

Due to the lack of colocation opportunities within the coverage objective for this site and lack of other non-residentially zoned parcels in the area, we feel that the current parcel (Zoning = MU Commercial) is the best option for locating a cellular facility. The proposed 90' height of the tower is required in order to achieve the desired site coverage objective detailed in the site coverage maps included with this application and would allow colocation of other carriers on this pole. A 50' tall tower would not achieve either of these objectives.

Additionally, the tower has been positioned on the parcel in order to maximize the distance from residentially zoned parcels and to utilize screening provided by the existing self-storage facility structures. (Please see Photo #1) below.

- 4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.**

The city has approved other monopine projects at a similar height.

- 5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties.**

The site will increase public safety by increasing communications for first responders (FirstNet), residents, businesses and travelers in the area and provide a valuable backup to traditional land lines during outages. In addition, the site will be designed and constructed in conformance with all FCC requirements for communication facilities.

Photo #1



rties or improvements in the vicinity.

Exhibit "D"

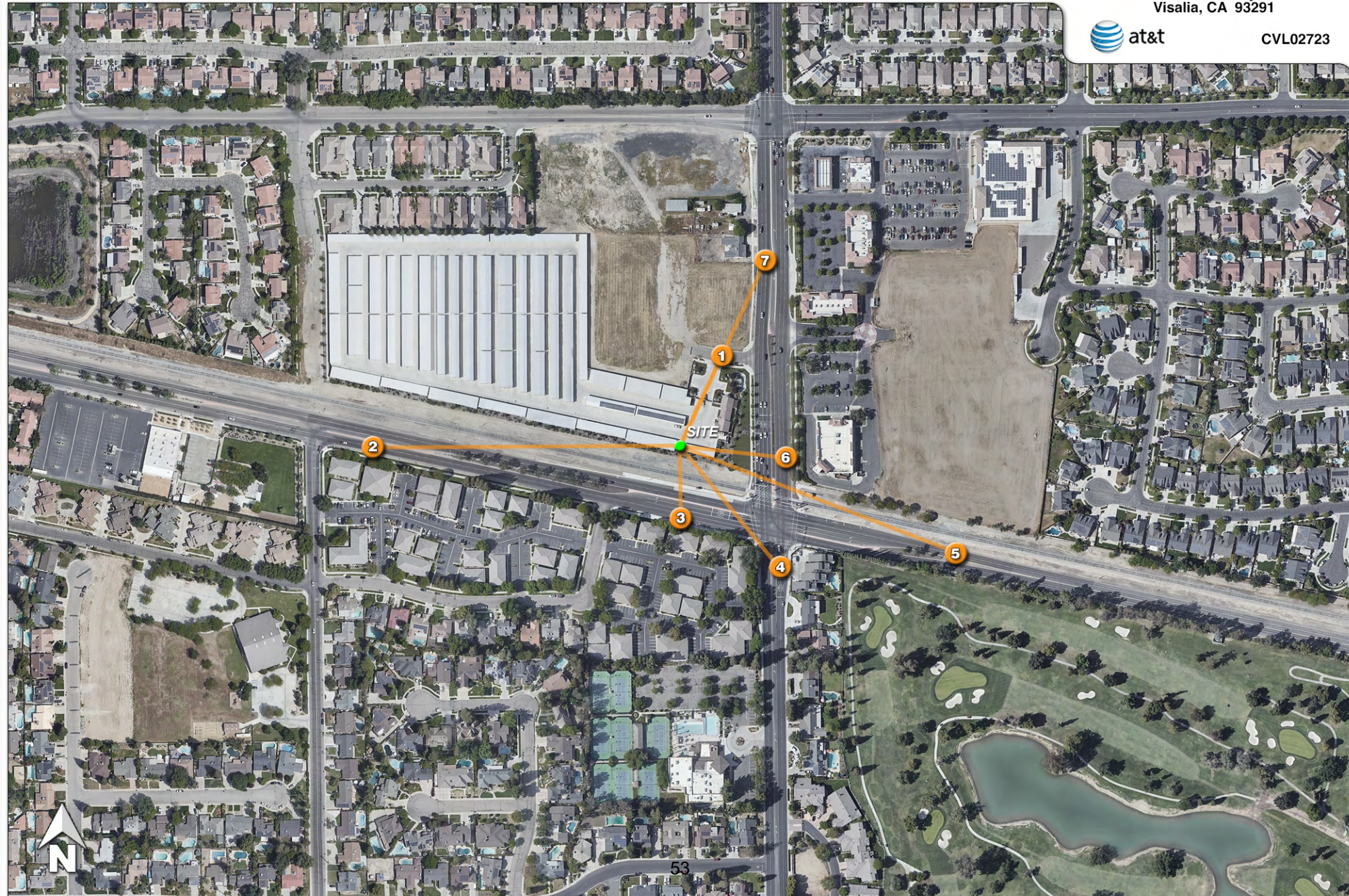
Aerial photograph showing the viewpoints for the photosimulations.

Derrell's Storage

3705 W Connolly Ave
Visalia, CA 93291



CVL02723



1

GPS-locked drone to mark height and placement

Existing

Derrell's Storage

3705 W Connelly Ave
Visalia, CA 93291



CVL02723

Photosimulation of the view from the entrance gate to Derrell's Storage facility, on W Connelly Ave.

Proposed

Proposed monopine

54

2

GPS-locked drone to mark height and placement

Existing

Photosimulation of the view looking east from the travel lanes of eastbound W Goshen Ave near N Chinowth Street.

Derrell's Storage

3705 W Connelly Ave
Visalia, CA 93291



CVL02723

Proposed monopine

Proposed

55

3



GPS-locked drone to mark height and placement



Existing

Photosimulation of the view looking due north from the nearest point along W Goshen Ave.

Derrell's Storage

3705 W Connelly Ave
Visalia, CA 93291



CVL02723



Proposed monopine

Proposed

4

GPS-locked drone to mark height and placement

Existing

Photosimulation of the view looking northwest from across the intersection of W Goshen Ave and N Demaree Street.

Derrell's Storage

3705 W Connelly Ave
Visalia, CA 93291



CVL02723

Proposed monopine

Proposed

57

5

GPS-locked drone to mark height and placement

Existing

Photosimulation of the view looking northwest along westbound W Goshen Ave.

Derrell's Storage

3705 W Connelly Ave
Visalia, CA 93291



CVL02723

Proposed monopine

Proposed

6

GPS-locked drone to mark height and placement



Existing

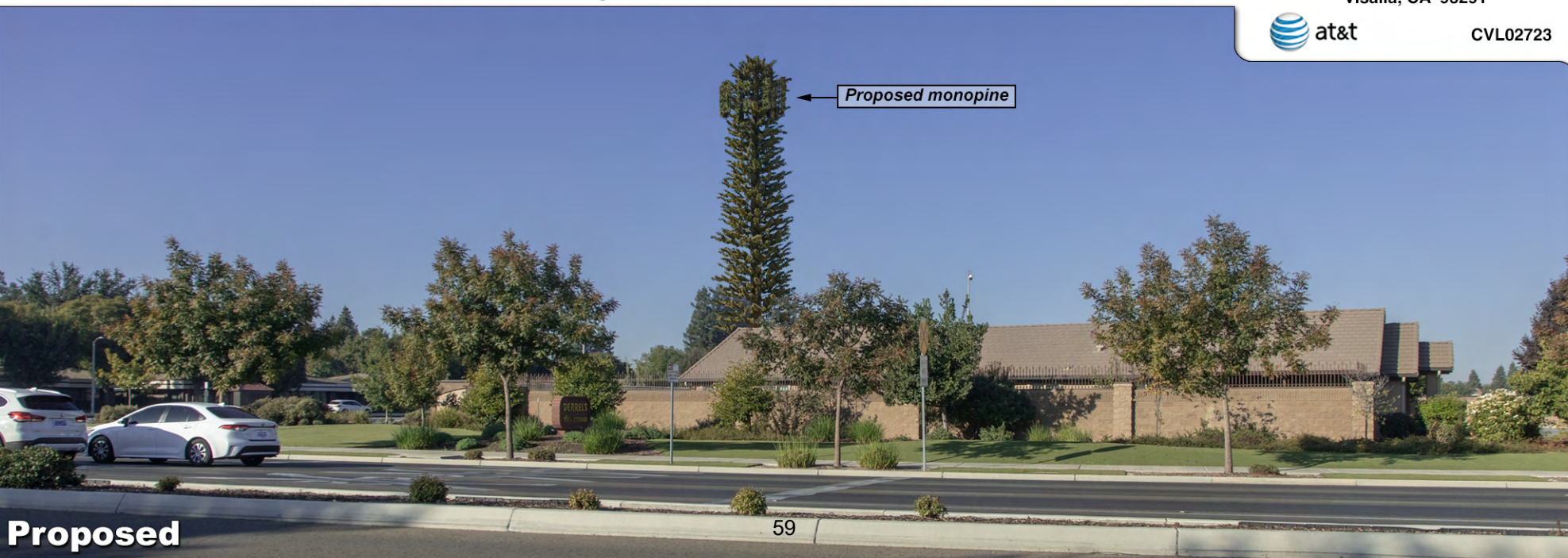
Photosimulation of the view looking west from across N Demaree Street.

Derrell's Storage

3705 W Connelly Ave
Visalia, CA 93291



CVL02723



Proposed monopine

Proposed

7

GPS-locked drone to mark height and placement

Existing

Photosimulation of the view looking south-southwest along southbound N Demaree Street, just south of Houston Ave.

Derrell's Storage

3705 W Connelly Ave
Visalia, CA 93291



CVL02723

Proposed monopine

Proposed

60

CVL02723 Zoning Propagation Map

January 8, 2024

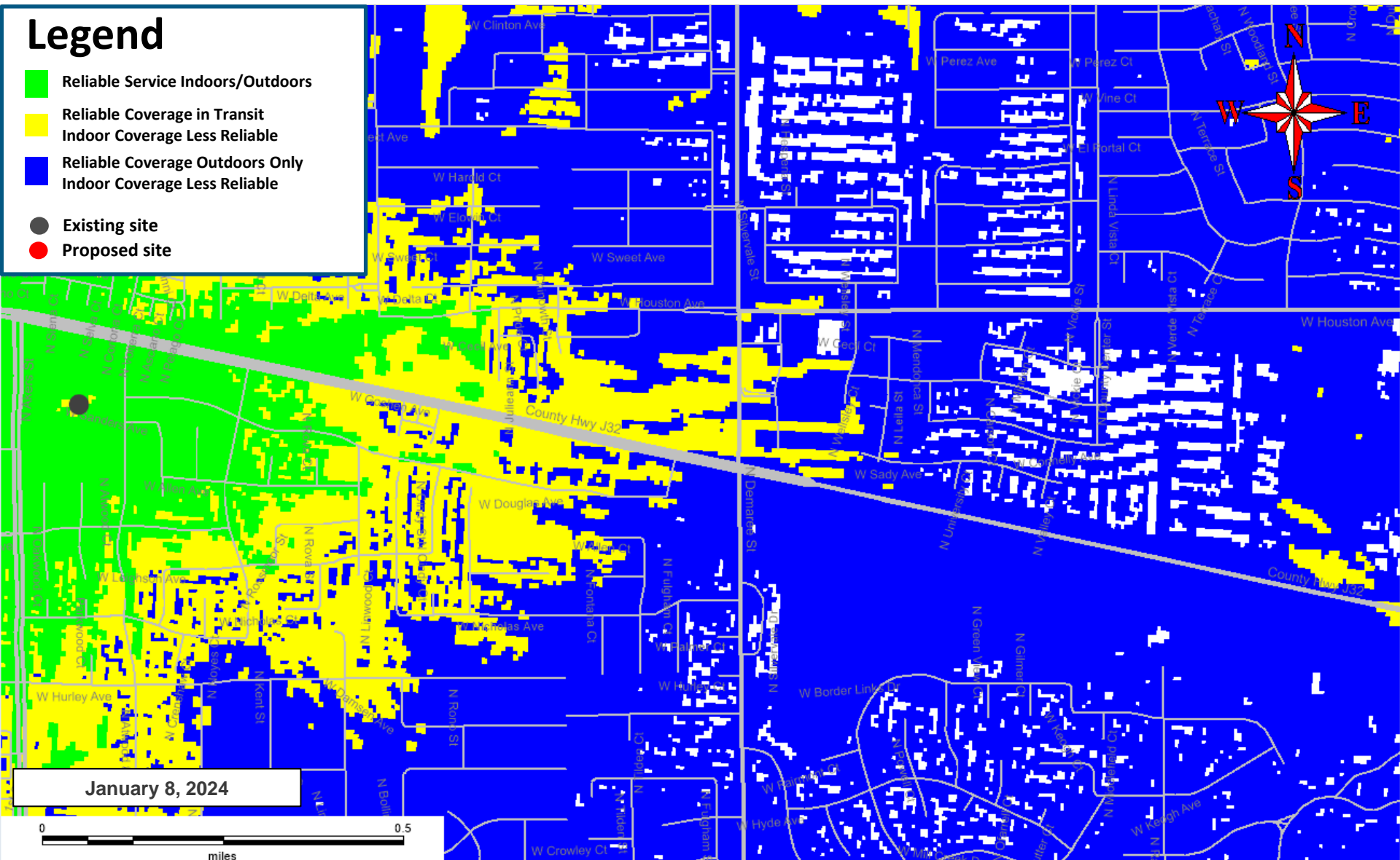
Disclaimer

“AT&T PROPRIETARY -- This information constitutes confidential trade secrets and commercial or financial information owned by AT&T and is shared for Critical Infrastructure Protection purposes only. It is exempt from disclosure under the Freedom of Information Act (5 U.S.C. 552), Exemptions (b)(3)&(4), and its disclosure is prohibited under the Trade Secrets Act (18 U.S.C. 1905), the Critical Infrastructure Information Act of 2002, 6 U.S.C. § 133, and any State or local law requiring disclosure of information or records. This information must not be copied or distributed to others not agreed upon by AT&T, but in all events do not copy or distribute to such others without notification pursuant to Executive Order 12600.”

Existing LTE 700 Coverage

Legend

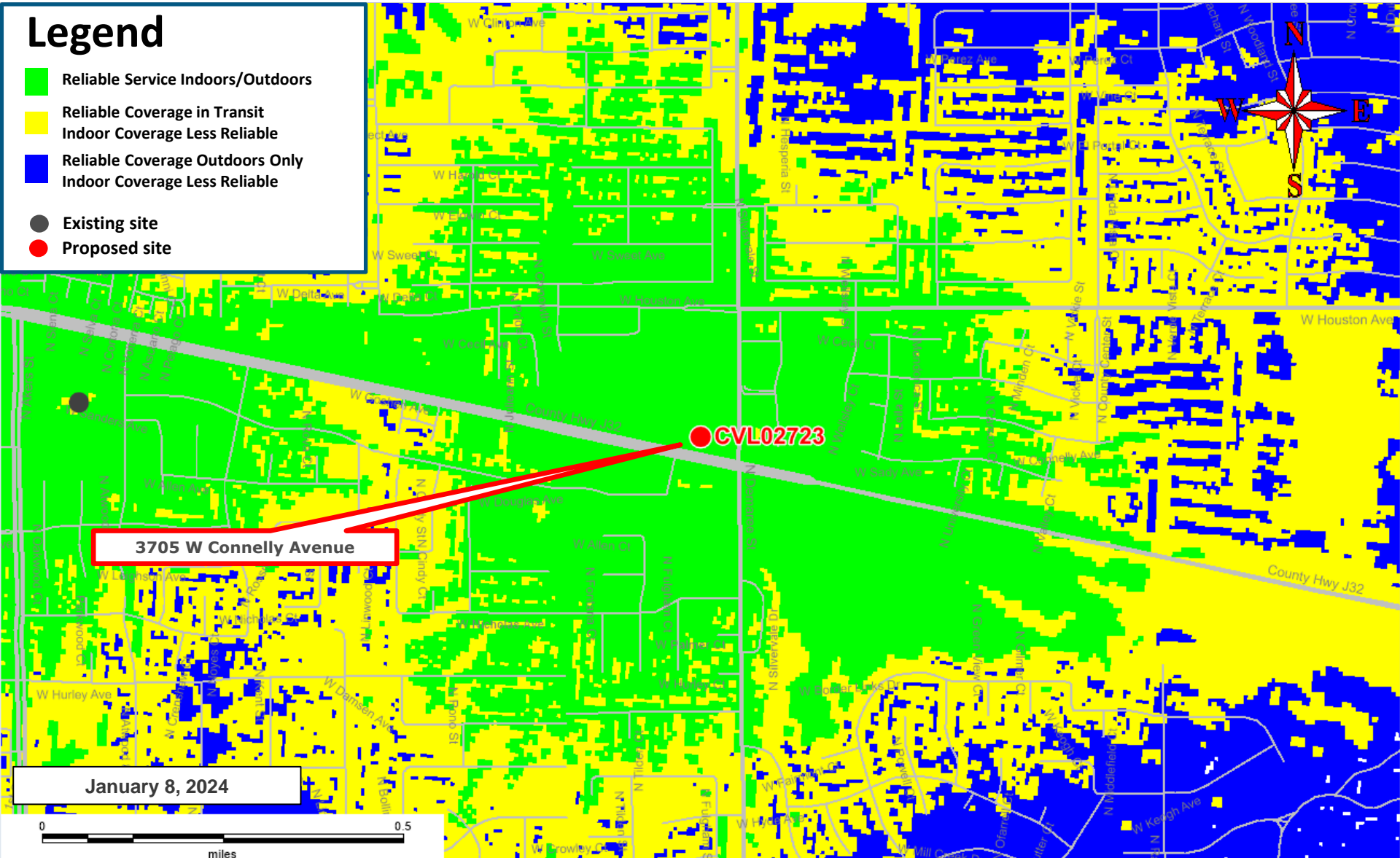
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site



Proposed LTE 700 Coverage – 3705 W Connelly Avenue @ RC = 86 ft






Legend

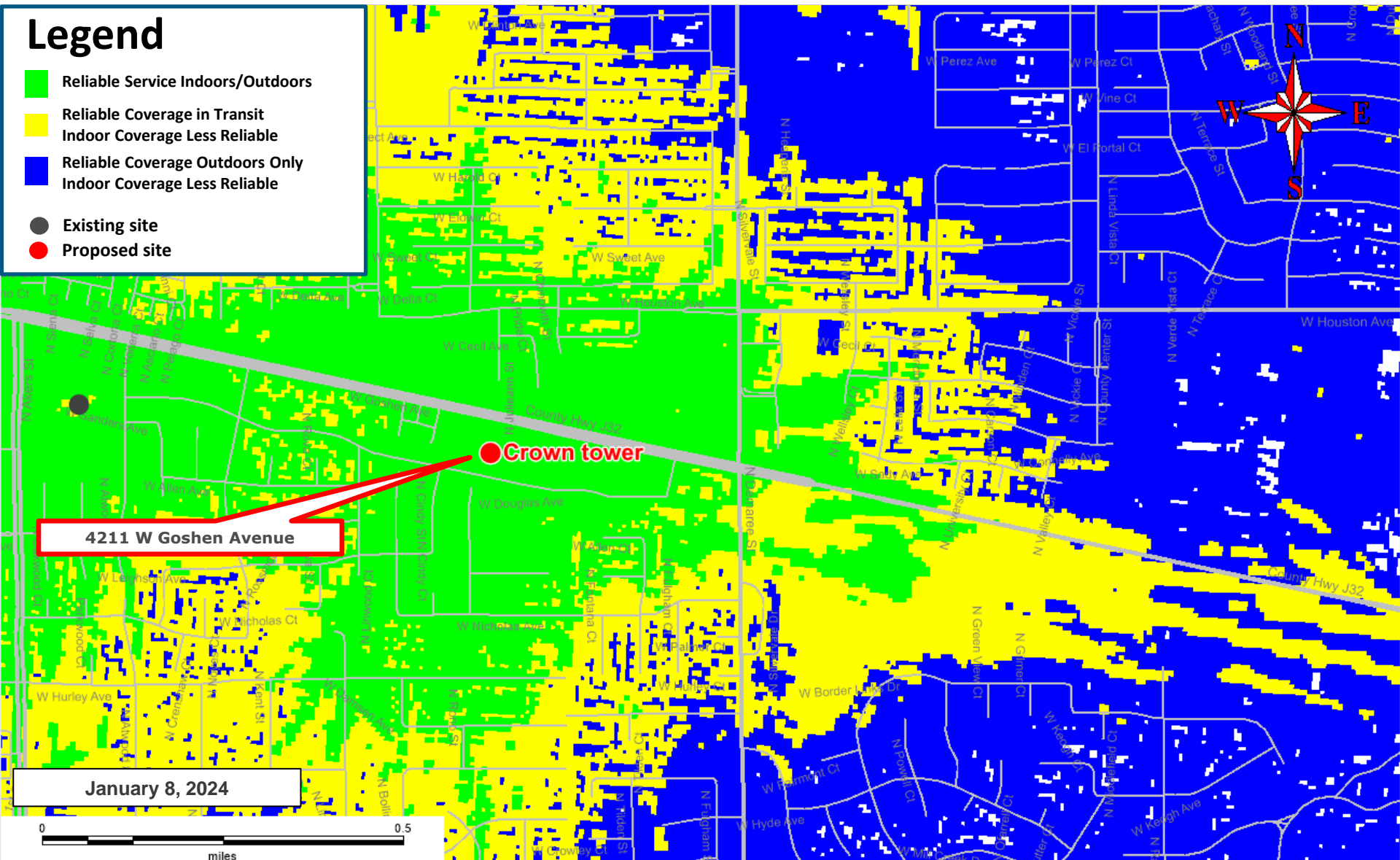
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site



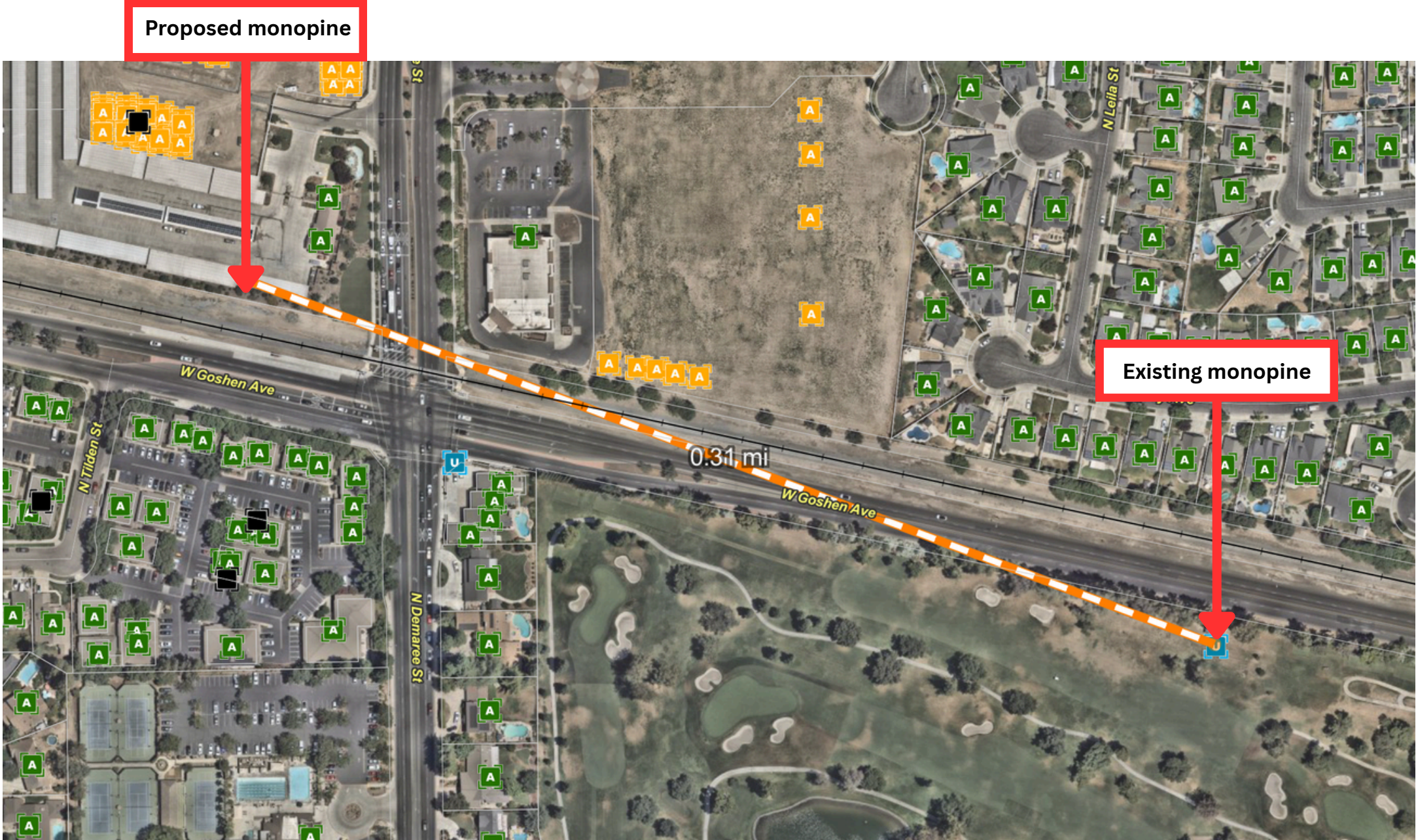
Crown tower LTE 700 Coverage – 4211 W Goshen Avenue @ RC = 55 ft

Legend

-  Reliable Service Indoors/Outdoors
-  Reliable Coverage in Transit
Indoor Coverage Less Reliable
-  Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable
-  Existing site
-  Proposed site



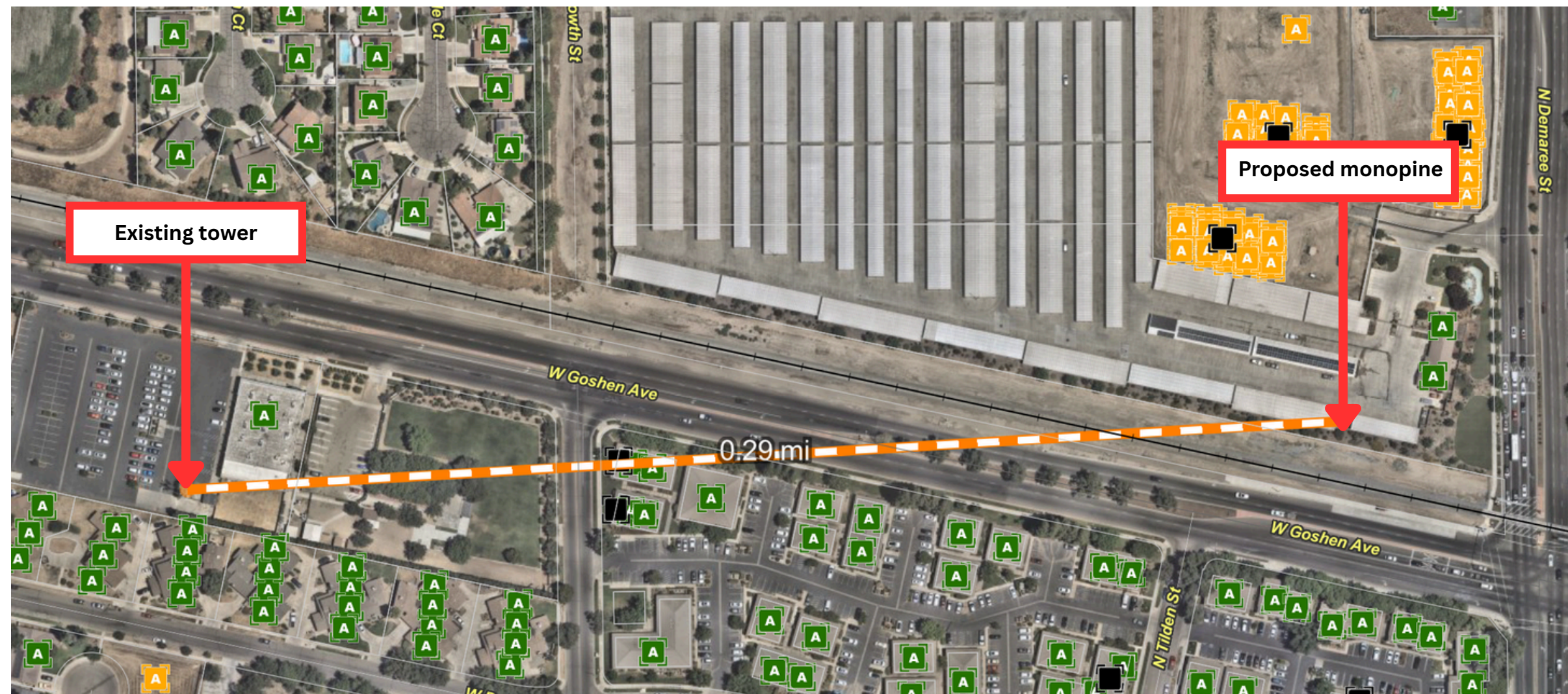
Map of nearby Monopine Towers



Existing tower located at Visalia Country Club
3413 W Goshen Ave
0.31 miles apart



Map of nearby Monopine Towers



Existing tower located at The Woodlands
4211 W Goshen Ave
0.29 miles apart



Map of nearby Monopine Towers



Existing tower located at Key West Shopping Plaza (rooftop site)
5151 W Goshen Ave
0.83 miles apart

Map of proposed Monopine Tower to Residential



Proposed tower located
175.49-ft from
Multi-Family Residential



January 30, 2024

Site Plan Review No. 2023-214-1:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **January 17, 2024**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal".

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE January 17, 2024
SITE PLAN NO. 2023-214 – 1
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

☐ **RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

☐ During site plan design/policy concerns were identified, schedule a meeting with

☐ Planning

☐ Engineering prior to resubmittal plans for Site Plan Review.

☐ Solid Waste

☐ Parks and Recreation

☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

☐ A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

☐ Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

☒ Your plans must be reviewed by:

☐ CITY COUNCIL

☐ REDEVELOPMENT

☒ PLANNING COMMISSION

☐ PARK/RECREATION

☒ CUP / Variance

☐ HISTORIC PRESERVATION

☐ OTHER

☒ **ADDITIONAL COMMENTS:**

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, (559) 713-4443

Date: January 17, 2024

SITE PLAN NO: 2023-214 – 1
PROJECT TITLE: Derrells Storage
DESCRIPTION: New proposed cell tower installation
APPLICANT: Epic Wireless LLC / Mark Lobaugh
PROP. OWNER: Cotdale LP
LOCATION TITLE: 3705 W CONNELLY AVE, Visalia, CA 93291
APN TITLE: 077-090-035
GENERAL PLAN: CMU
ZONING: C-MU – Commercial Mixed Use

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Variance
- Conditional Use Permit
- Building Permit

PROJECT SPECIFIC INFORMATION: January 17, 2024

1. The proposed new monopole requires a Conditional Use Permit based upon wireless telecommunication facilities being a conditionally allowed use in the C-MU zone (Ref. Zoning Ordinance Table 17.25.030, Line C10/C11)
2. The proposed new monopole requires a Variance based on the height and potential fall area of the structure in relation to other structures within the vicinity. However, the proposal does not comply with VMC Section 17.32.163(C), (D), and (G):
 - a. Preference of colocation or location on city owned property.
 - b. Required fall zone setback at a 1:5 ratio, measured from property line, based on tower height.
3. Staff will not support the Variance or proposed new pole unless it can be demonstrated through evidence that there is no ability for colocation with an existing tower (ex. located at Bello Vita Venue, 4211 W. Goshen Avenue or the Visalia Country Club).
4. Resubmittal did not include the requested updated operational statement describing why the new tower cannot be accommodated through colocation at an existing tower. The operational statement shall be submitted with the Conditional Use Permit/Variance request.
5. A Building Permit will be required.
6. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: December 13, 2023

1. The proposed new monopole requires a Conditional Use Permit based upon wireless telecommunication facilities being a conditionally allowed use in the C-MU zone (Ref. Zoning Ordinance Table 17.25.030, Line C10/C11)
2. The proposed new monopole requires a Variance based on the height and potential fall area of the structure in relation to other structures within the vicinity. However, the proposal does not comply with VMC Section 17.32.163(C), (D), and (G):
 - i. Preference of colocation or location on city owned property.
 - ii. Required fall zone setback at a 1:5 ratio, measured from property line, based on tower height.

- iii. The applicant is not proposing a mono-pine, which would blend into the area.
3. Staff will not be able to support the Variance or proposed new pole unless it can be demonstrated through evidence that there is no ability for colocation with an existing tower (e.g. located at Bello Vita Venue, 4211 W. Goshen Avenue or the Visalia Country Club).
4. Resubmittal to the Site Plan Review Committee shall include an updated operation statement including reasons why the new tower cannot be accommodated through colocation at an existing tower.
5. The proposed tower shall utilize a mono-pine concealment method.
6. A Building Permit will be required.
7. Meet all other codes and ordinances.

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

- 17.32.163 Regulation of Wireless Telecommunication Facilities

Accessible at https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-33310

NOTES:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature:



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/> Lupe Garcia	713-4197
<input checked="" type="checkbox"/> Keyshawn Ford	713-4268
<input type="checkbox"/> Edelma Gonzalez	713-4364
<input type="checkbox"/> Sarah MacLennan	713-4271
<input type="checkbox"/> Luqman Ragabi	713-4362

ITEM NO: 1 DATE: JANUARY 17, 2024

SITE PLAN NO.:	23-214 1 st RESUBMITTAL
PROJECT TITLE:	DERRELLS STORAGE
DESCRIPTION:	NEW PROPOSED CELL TOWER INSTALLATION
APPLICANT:	MARK LOBAUGH
PROP OWNER:	COTDALE LP
LOCATION:	3705 W CONNELLY AVE
APN:	077-090-035

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (indicated by checked boxes)
- ☐ Install curb return with ramp, with _____ radius;
- ☐ Install curb; ☐ gutter
- ☐ Drive approach size: ☐ Use radius return;
- ☐ Sidewalk: _____ width; ☐ parkway width at _____
- ☒ Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- ☒ Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership.
- ☐ Deed required prior to issuing building permit;
- ☒ City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**
- Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- ☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- ☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- ☐ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- ☐ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☐ Prepared by registered civil engineer or project architect. ☐ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☐ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- ☐ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- ☒ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .20%, V-gutter = 0.25%)
- ☐ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- ☐ Traffic indexes per city standards:

- ☐ Install street striping as required by the City Engineer.
- ☐ Install landscape curbing (typical at parking lot planters).
- ☐ Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- ☐ Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- ☐ Provide "R" value tests: each at
- ☐ Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- ☐ Access required on ditch bank, 15' minimum ☐ Provide wide riparian dedication from top of bank.
- ☐ Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements.
- ☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.
- ☐ Relocate existing utility poles and/or facilities.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- ☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- ☐ Comply with prior comments. ☐ Resubmit with additional information. ☐ Redesign required.

Additional Comments:

- 1. *Proposed project will not incur impact fees.***
- 2. *A building permit is required, standard plan check and inspection fees will apply.***
- 3. *Project is located in an "AE" flood zone. Comply with FEMA and local flood plain requirements.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-214R**

Date: **1/17/2024**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date: **08/19/2023**)

(Project type for fee rates:)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Keyshawn Ford

City of Visalia
Building: Site Plan
Review Comments

OFF 23214-1
CELL TOWER
3715 W CONNELLY AVE

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- ☒ A building permit will be required. *For information call (559) 713-4444*
- ☒ Submit 1 digital set of professionally prepared plans and 1 set of calculations. *(Small Tenant Improvements)*
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- ☒ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☐ All accessible units required to be adaptable for persons with disabilities.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements at property lines. *10'-0" SEPARATION FROM PROP LINE TO BATTERY STORAGE.*
- ☐ A demolition permit & deposit is required. *For information call (559) 713-4444*
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- ☐ Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- ☒ Project is located in flood zone AE * ☐ Hazardous materials report. *MEET FEMA FLOOD REQUIREMENTS*
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- ☐ School Development fees.
- ☐ Park Development fee \$ _____, per unit collected with building permits.
- ☒ Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- ☐ Acceptable as submitted
- ☐ No comments at this time

Additional comments: GENERATOR SHALL BE LISTED
AND APPROVED WITH SAN JOAQUIN
VALLEY AIR POLLUTION BOARD.

VAL GARCIA
Signature

1/16/24



City of Visalia
Police Department
303 S. Johnson St.
Visalia, CA 93292
(559) 713-4370

Date: 01/17/24
Item: 1
Site Plan: SPR23214-1
Name: Robert Avalos

Site Plan Review Comments

- ☒ No Comment at this time.
- ☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- ☐ Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- ☐ Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- ☐ Not enough information provided. Please provide additional information pertaining to:
- ☐ Territorial Reinforcement: Define property lines (private/public space).
- ☐ Access Controlled/ Restricted etc.
- ☐ lighting Concerns:
- ☐ Traffic Concerns:
- ☐ Surveillance Issues:
- ☐ Line of Sight Issues:
- ☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 17, 2024

ITEM NO: 1 Added to Agenda MEETING TIME: 09:00
SITE PLAN NO: [SPR23214-1](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.ci
PROJECT TITLE: Derrells Storage
DESCRIPTION: New proposed cell tower installation
APPLICANT: Mark Lobaugh - Applicant
OWNER: COTDALE LP
APN: 077090035
ADDRESS: 3715 W CONNELLY AVE
LOCATION: Northwest corner of W. Goshen Ave and N. Demaree St

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- ☒ No Comments
- ☐ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards at time of development.
- ☐ Install Street Name Blades at Locations at time of development.
- ☐ Install Stop Signs at **local road intersection with collector/arterial** Locations.
- ☐ Construct parking per City Standards PK-1 through PK-4 at time of development.
- ☐ Construct drive approach per City Standards at time of development.
- ☐ Traffic Impact Analysis required (CUP)
- ☐ Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- ☐ Additional traffic information required (Non Discretionary)
- ☐ Trip Generation - Provide documentation as to concurrence with General Plan.
- ☐ Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
- ☐ Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

Leslie Blair

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

23214-1

January 17, 2024

XX	No comments.
	See comments below
	Revisions required prior to submitting final plans. See comments below.
	Resubmittal required. See comments below.
	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
	ALL refuse enclosures must be R-3 OR R-4
	Customer must provide combination or keys for access to locked gates/bins
	Type of refuse service not indicated.
	Location of bin enclosure not acceptable. See comments below.
	Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
	Inadequate number of bins to provide sufficient service. See comments below.
	Drive approach too narrow for refuse trucks access. See comments below.
	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
	Bin enclosure gates are required
	Hammerhead turnaround must be built per city standards.
	Cul - de - sac must be built per city standards.
	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
	Area in front of refuse enclosure must be marked off indicating no parking
	Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
	Customer will be required to roll container out to curb for service.
	Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
	Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
	City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
Comment	Solid Waste has no comments regarding the proposed cell tower installation.
	Jason Serpa, Solid Waste Manager, 559-713-4533 Edward Zuniga, Solid Waste Supervisor, 559-713-4338
	Nathan Garza, Solid Waste, 559-713-4532

**Site Plan Comments**

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	January 17, 2024
Item #	1
Site Plan #	23214-1
APN:	077090035

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal

Susan Currier

From: Lau, Scott@DOT <Scott.Lau@dot.ca.gov>
Sent: Tuesday, January 30, 2024 4:56 PM
To: Susan Currier
Cc: Deel, David@DOT; Duran, Braden@DOT
Subject: Caltrans response to Visalia SPR Agenda for 011724

Hi Susan,

I have reviewed Visalia's SPR Agenda for January 17, 2024, and here are my findings:

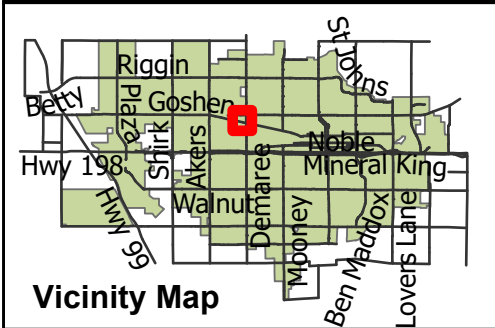
1. SPR 23214-1 Derrels Storage: No comments.
2. SPR 23231-1 – Ritchie Ranch TSM: No comments.
3. SPR 23191-1 Schroepfer Trust LLA: No comments.
4. SPR 24001 – Visalia Hyundai: No comments.
5. SPR 24002 – Peaceful Oasis Massage: No comments.
6. SPR 24005 – Wayne Murray: No comments.
7. SPR 24006 – Visual Ink: No comments.

Respectfully,



Scott Lau

Associate Transportation Planner
California Department of Transportation
1352 West Olive Avenue
Fresno, CA 93778
Cell: (559) 981-7341

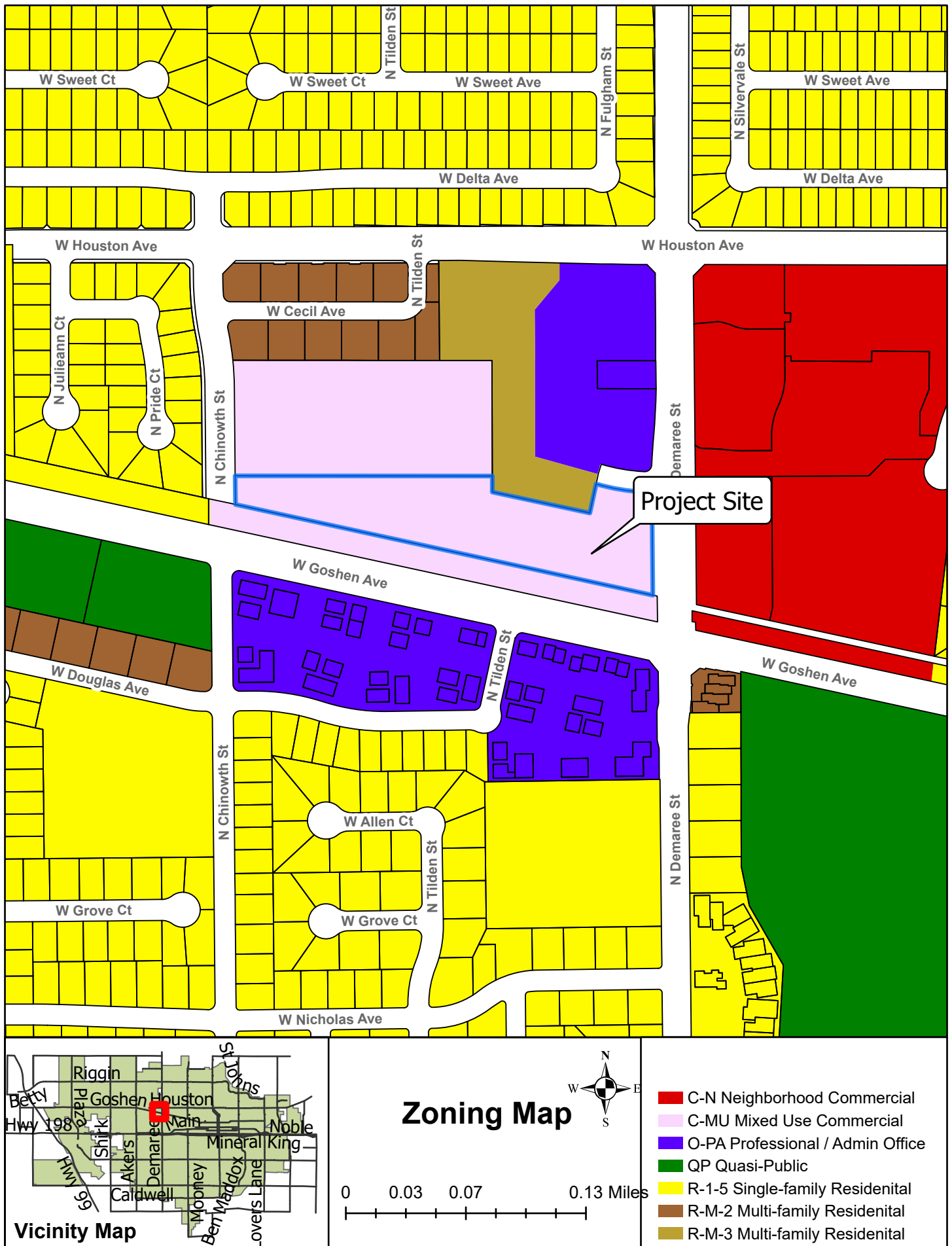


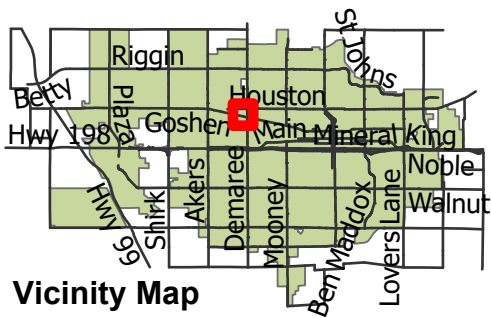
**General Plan
Land Use Map**

0 0.03 0.07 0.13 Miles

A horizontal scale bar with vertical tick marks. The major tick marks are labeled '0', '0.03', '0.07', and '0.13 Miles'. There are three smaller, unlabeled tick marks between each of the major labeled ticks, dividing each 0.03-mile segment into four equal parts of 0.0075 miles each.

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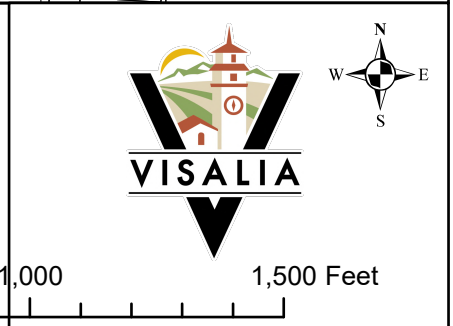
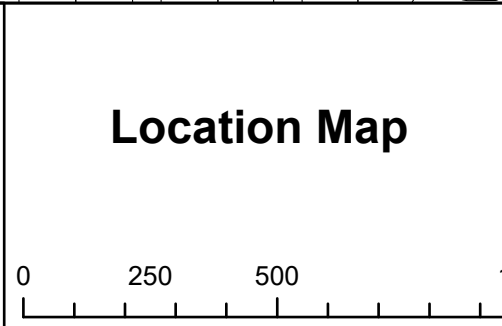
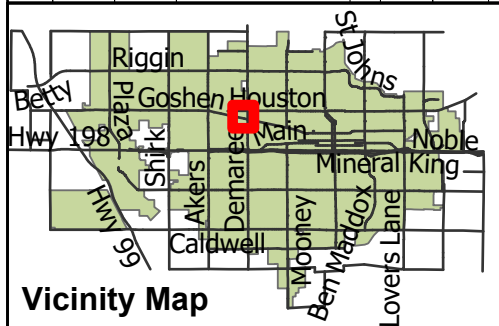
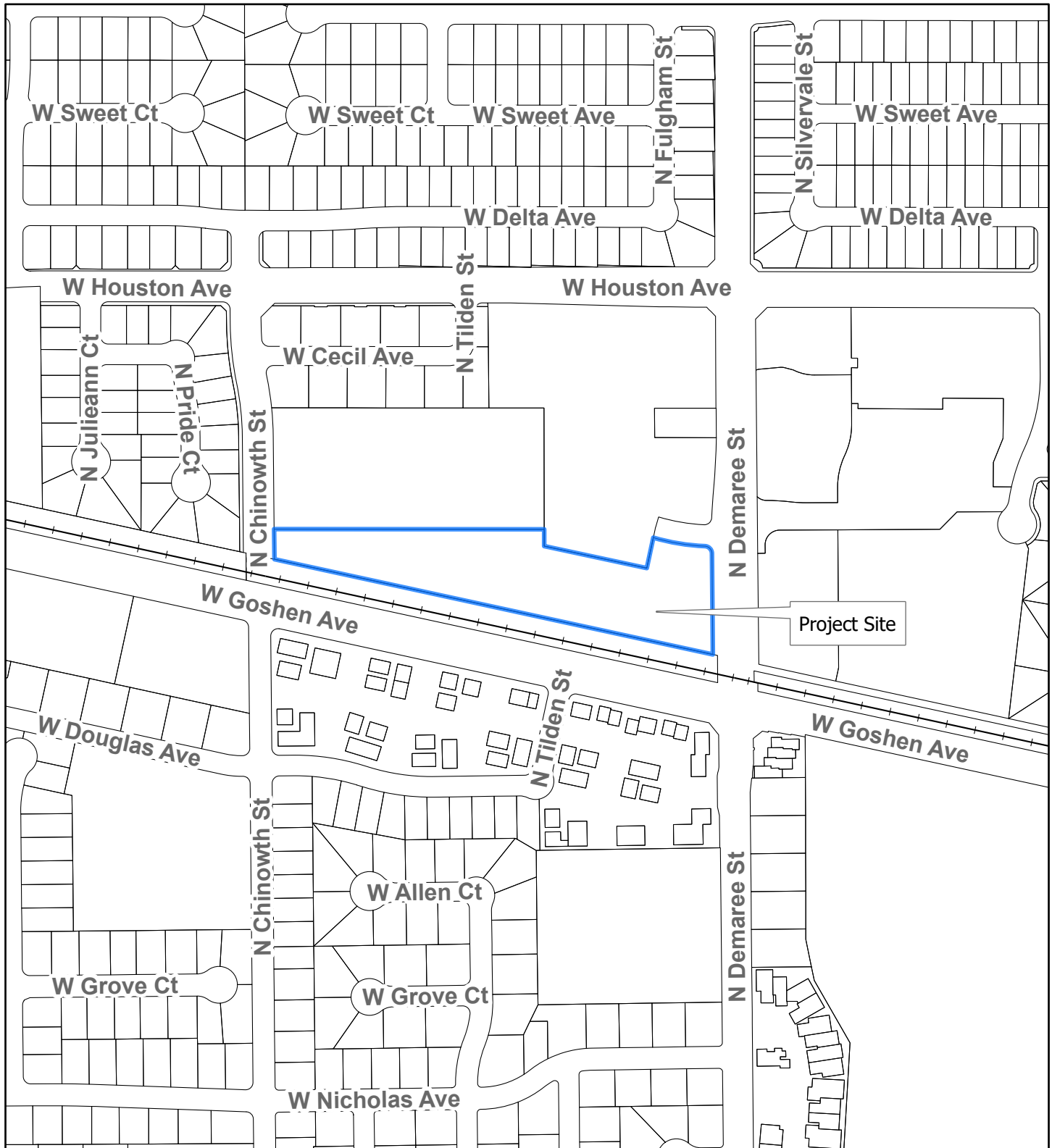




Aerial Map

0 0.04 0.08 0.16 Miles







REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 23, 2025

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone No.: (559) 713-4443
Email: cristobal.carrillo@visalia.city

SUBJECT: Variance No. 2025-01: A request by Jared Rowley to allow a variance to building height and coverage development standards for an accessory structure located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 3540 South Oak View Drive (APN: 122-200-023).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2025-01, based upon the findings and conditions in Resolution No. 2025-02. Staff's recommendation is based on the required variance findings and the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Variance No. 2025-01, based on the findings and conditions in Resolution No. 2025-02.

PROJECT DESCRIPTION

Per the site plan and building elevations provided in Exhibits "A" and "B", the proponent is requesting a Variance to maintain a 15-foot, 6 ½ inch tall, 625 square foot accessory storage building within the 25-foot rear yard setback of a residential property in the R-1-5 Zone. The structure was built without a Building Permit and is the subject of an ongoing Code Enforcement case (CE240733). The building is placed at the southeast corner of the project site and was built 3 feet from the southern and eastern property boundaries.

Within the R-1-5 Zone, accessory structures in the rear yard setback are permitted to be no taller than 12 feet, no closer than 3 feet to any lot line, and (if enclosed) cannot exceed 20% of the rear yard setback area (Visalia Municipal Code Section 17.12.100.B). Given the project site's dimensions, the accessory structure cannot exceed a size of 450 square feet (based on the site's 90-foot width). The subject building is 3 feet, 6 ½ inch taller than permitted by the Visalia Municipal Code and exceeds the rear yard coverage limitation by 100 square feet, for the portion of the building within the required rear yard setback area. Lastly, as noted in Exhibit "A", the lower 3 feet of the accessory structure is also located within a 6-foot wide Southern California Edison (SCE) easement, which runs along the southern and western project site boundaries. This is discussed in greater detail under the SCE Easement section below.

Approval of the Variance request will allow the applicant to keep the structure onsite. The applicant states that the Variance is necessary to prevent any undue hardships that would occur as a result of having to relocate or remove the accessory building from the property. The applicant also notes that the structure would pose minimal impacts due to the characteristics of the surrounding area. The applicant has prepared brief responses to the five required variance findings to support the Variance request, included as Exhibit "C".

BACKGROUND INFORMATION

General Plan Land Use Designation	Residential Low Density
Zoning	R-1-5 (Single Family Residential, 5,000 square foot minimum site area)
Surrounding Zoning and Land Use	North: R -1-5 / King's Estates residential subdivision South: R-1-5 / Cameron Creek Ranch residential subdivision East: R-1-5 / King's Estates residential subdivision West: R-M-2 (Multifamily Residential, 3,000 square foot minimum site area) / Oakview Estates residential subdivision
Environmental Review	Categorical Exemption No. 2025-02
Special District	None
Site Plan Review	Not applicable

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff supports the Variance request to permit placement of an accessory structure that exceeds building height and coverage development standards within the rear yard setback. This is based on the circumstances applicable to the project and responses to the required findings.

Southern California Edison Easement

Per the King's Estates subdivision map, of which the project site is a part of, there exists a 6 foot wide SCE/Public Utility Easement. The easement traverses the project site's southern and western property boundaries. The southern 3 feet of the proposed accessory structure is located within this easement. This would normally require relocation or removal of the structure, as a Variance does not confer authority to disregard an easement. However, the applicant provided correspondence from SCE, verified by staff, that the easement is no longer present onsite (see Exhibit "D"). Furthermore, staff from SCE conducted a site visit and determined that neither the structure or its location would pose any harm to SCE facilities in the area. As such, the easement does not produce a burden on the proposed location of the accessory structure, nor does it require the relocation of the structure outside the easement area.

Required Variance Findings

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided response to the variance findings and staff has included the analysis for each finding below. The applicant's responses to the variance findings are also included in Exhibit "C".

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

Applicant's Findings:

The literal enforcement of this regulation would result in a difficulty due to having to shorten a steel building two feet to meet the approved regulations.

Staff Analysis:

The accessory structure has already been constructed onsite. Enforcement of the existing regulations would require relocation, reorientation, and downsizing of the structure, or complete removal. Options such as reorientation are not feasible due to the location of the garage door opening, which must face west in order to permit use of the building for vehicle storage. It is also unclear given the construction of the building whether modifications to reduce its height or size would harm its structural integrity and affect its ability to pass building inspections.

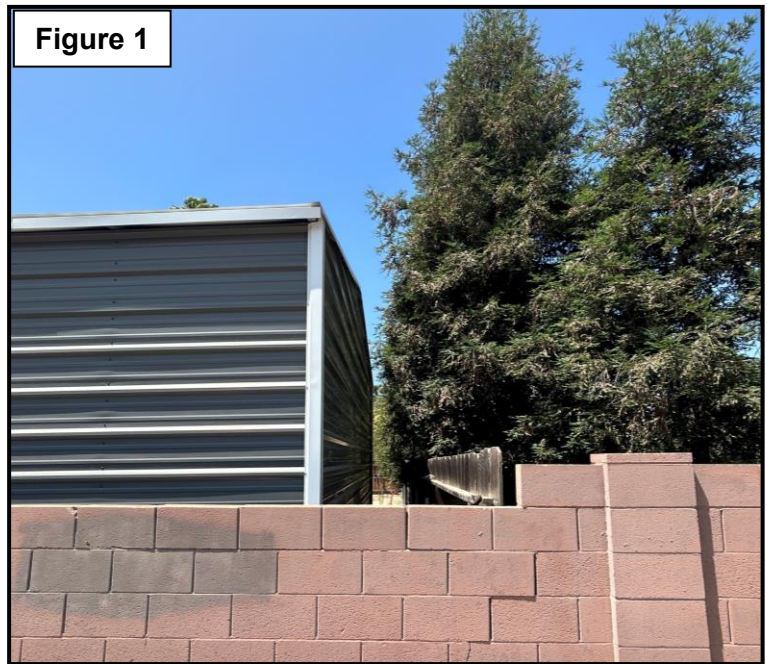
2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

Applicant's Findings:

There are no extraordinary circumstances applicable to this property that do not apply to other surrounding properties.

Staff Analysis:

The project site is located adjacent to West Caldwell Avenue to the south, a four-lane arterial street. The surrounding residential areas to the east and north are either setback meaningfully from the location of the accessory structure (75 feet for the residences to the north) or screened by tall deciduous trees with broad branching (as shown in Figure 1 for the residence to the east). This



creates a unique condition where despite the accessory structure's size, minimal visual impacts would be created to the two surrounding residential properties.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

Applicant's Findings:

The literal interpretation of the specified regulation would deprive the applicant of adequate storage space for classic vehicles and travel trailers that cannot be stored in open sight due to safety reasons and other City of Visalia municipal ordinances.

Staff Analysis:

The request is not a significant departure from what can be approved through the Administrative Adjustment (AA) process, which permits approval of 20% deviations from VMC development standards such as building height and coverage limitations. An AA is an administrative process, which is reviewed and resolved by the City of Visalia Planning and Community Preservation Department Director. If applied to this project, an AA could provide

the applicant with an additional 2 feet, 5 inches of building height, and 90 square feet of coverage area, permitting an accessory structure with a total building height of 14 feet, 5 inches, and size of 540 square feet within the required rear yard. The request before the Planning Commission today only requires a Variance because the storage building, at 15 feet, 6 ½ inches tall and 550 square feet in size within the rear yard area, only just exceeds the AA allotments by 13 ½ inches in height and 10 square feet in size. As such, the request is not far from what any other applicant could obtain via the AA process.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Applicant's Findings:

The granting of this variance would not be considered a special privilege to the property owner over surrounding properties.

Staff Analysis:

The height of the structure and its location is not inconsistent with surrounding structures. Along the northern portion of the stretch of West Caldwell Avenue between South West Street and Packwood Creek, residences as tall as 35 feet are located near the southern boundary shared with the Caldwell right of way. Furthermore, the applicant would still be required to undergo the typical permitting and inspection processes via Condition No. 3. Specified timeframes are also included to ensure compliance with City requirements. The proposal also still leaves sufficient open space onsite for occupants of the residence, with over 2,000 square feet available. Lastly the structure maintains 3-foot setbacks to the eastern and southern property boundaries, in compliance with Visalia Municipal Code requirements for accessory structures (Section 17.12.100.B).

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Applicant's Findings:

The granting of this variance would not be detrimental to public safety, health or welfare or surrounding properties. The building sits on the southeast corner of property and does not block any views to its eastern neighbor due to trees in excess height of building. The northern neighbor has trees in excess height of 25 feet that block view of building. On the southern side of the building is Caldwell Avenue. The northern side of the building faces the property owner's house.

Staff Analysis:

The granting of a variance to height and coverage limitations is not considered detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. There would be minimal impacts to the surrounding residences due to the distance of the structure to other residences and existing screening trees on adjacent parcels. The structure would also not produce any impacts to West Caldwell Avenue as no significant lighting will be installed, no excessive uses would be conducted within the structure, and there would be no sight visibility issues created to traffic on surrounding streets.

Environmental Review

The project is considered Categorically Exempt under Section 15305(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-02). This exemption is based on the project being characterized as a variance, which is a minor alteration to land use limitations that does not result in changes in land use or density.

RECOMMENDED FINDINGS

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

The accessory structure has already been constructed onsite. Enforcement of the existing regulations would require relocation, reorientation, and downsizing of the structure, or complete removal. Options such as reorientation are not feasible due to the location of the garage door opening, which must face west in order to permit use of the building for vehicle storage. It is also unclear given the construction of the building whether modifications to reduce its height or size would harm its structural integrity and affect its ability to pass building inspections.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

The project site is located adjacent to West Caldwell Avenue to the south, a four-lane arterial street. The surrounding residential areas to the east and north are either setback meaningfully from the location of the accessory structure (75 feet for the residences to the north) or screened by tall deciduous trees with broad branching (as shown in Figure 1 for the residence to the east). This creates a unique condition where despite the accessory structure's size, minimal visual impacts would be created to the two surrounding residential properties.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

The request is not a significant departure from what can be approved through the Administrative Adjustment (AA) process, which permits approval of 20% deviations from VMC development standards such as building height and coverage limitations. An AA is an administrative process, which is reviewed and resolved by the City of Visalia Planning and Community Preservation Department Director. If applied to this project, an AA could provide the applicant with an additional 2 feet, 5 inches of building height, and 90 square feet of coverage area, permitting an accessory structure with a total building height of 14 feet, 5 inches, and size of 540 square feet within the required rear yard. The request before the Planning Commission today only requires a Variance because the storage building, at 15 feet, 6 ½ inches tall and 550 square feet in size within the rear yard area, only just exceeds the AA allotments by 13 ½ inches in height and 10 square feet in size. As such, the request is not far from what any other applicant could obtain via the AA process.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

The height of the structure and its location is not inconsistent with surrounding structures. Along the northern portion of the stretch of West Caldwell Avenue between South West Street and Packwood Creek, residences as tall as 35 feet are located near the southern boundary shared with the Caldwell right of way. Furthermore, the applicant would still be required to undergo the typical permitting and inspection processes via Condition No. 3. Specified timeframes are also included to ensure compliance with City requirements. The proposal also still leaves sufficient open space onsite for occupants of the residence, with over 2,000 square feet available. Lastly the structure maintains 3-foot setbacks to the eastern and southern property boundaries, in compliance with Visalia Municipal Code requirements for accessory structures (Section 17.12.100.B).

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The granting of a variance to height and coverage limitations is not considered detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. There would be minimal impacts to the surrounding residences due to the distance of the structure to other residences and existing screening trees on adjacent parcels. The structure would also not produce any impacts to West Caldwell Avenue as no significant lighting will be installed, no excessive uses would be conducted within the structure, and there would be no sight visibility issues created to traffic on surrounding streets.

6. That the project is considered Categorically Exempt under Section 15305(a) of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2025-02).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project shall be developed consistent with the site plan and elevations included as Exhibits "A" and "B".
2. That a Building Permit be filed for the accessory structure within 30 days of the decision of the Visalia Planning Commission, and that a final inspection be requested and approved within 60 days of the decision of the Visalia Planning Commission.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street Visalia California. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2025-02
- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Variance Findings Prepared by Applicant
- Exhibit “D” – Email from Andrew Torres, Real Estate & Facilities Specialist, Southern California Edison
- Environmental Document No. 2025-02
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Zoning Ordinance Chapter 17.12: SINGLE-FAMILY RESIDENTIAL ZONE

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

<u>Zone</u>	<u>Minimum Front Yard</u>
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages. (Ord. 2017-01 (part), 2017: Ord. 2004-20 (part), 2004: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7277)

17.12.100 Rear yard.

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.

B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,250) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

Zoning Ordinance Chapter 17.42: VARIANCES

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A

practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title.

17.42.020 [Reserved]

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures, off-street parking facilities, accessory dwelling unit standards pursuant to Sections 17.12.140 through 17.12.200, and downtown building design criteria pursuant to Section 17.58.082 through 17.58.088; in accordance with the procedures prescribed in this chapter.

17.42.040 [Reserved]

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty that would result from the strict interpretation and enforcement of this title;
5. The application shall be accompanied by such sketches or drawings that may be necessary to clearly show applicant's proposal;
6. Additional information as required by the historic preservation advisory board;
7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing.

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the city planning commission.

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090.

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application.

17.42.100 [Reserved]

17.42.110 Appeal to city council.

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section 17.02.145.

17.42.120 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

17.42.130 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with.

17.42.140 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance.

RESOLUTION NO. 2025-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2025-01, A REQUEST BY JARED ROWLEY TO ALLOW A VARIANCE TO BUILDING HEIGHT AND COVERAGE DEVELOPMENT STANDARDS FOR AN ACCESSORY STRUCTURE LOCATED IN THE R-1-5 (SINGLE FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM SITE AREA) ZONE. THE PROJECT SITE IS LOCATED AT 3540 SOUTH OAK VIEW DRIVE (APN: 122-200-023).

WHEREAS, Variance No. 2025-02 is request by Jared Rowley to allow a variance to building height and coverage development standards for an accessory structure located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 3540 South Oak View Drive (APN: 122-200-023); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing on June 23, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2025-01, as conditioned by staff, to be in accordance with Chapter 17.42.080 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to Section 15305(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

The accessory structure has already been constructed onsite. Enforcement of the existing regulations would require relocation, reorientation, and downsizing of the structure, or complete removal. Options such as reorientation are not feasible due to the location of the garage door opening, which must face west in order to permit use of the building for vehicle storage. It is also unclear given the construction of the building whether modifications to reduce its height or size would harm its structural integrity and affect its ability to pass building inspections.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

The project site is located adjacent to West Caldwell Avenue to the south, a four-lane arterial street. The surrounding residential areas to the east and north are either setback meaningfully from the location of the accessory structure (75 feet for the residences to the north) or screened by tall deciduous trees with broad branching (as shown in Figure 1 for the residence to the east). This creates a unique condition where despite the accessory structure's size, minimal visual impacts would be created to the two surrounding residential properties.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

The request is not a significant departure from what can be approved through the Administrative Adjustment (AA) process, which permits approval of 20% deviations from VMC development standards such as building height and coverage limitations. An AA is an administrative process, which is reviewed and resolved by the City of Visalia Planning and Community Preservation Department Director. If applied to this project, an AA could provide the applicant with an additional 2 feet, 5 inches of building height, and 90 square feet of coverage area, permitting an accessory structure with a total building height of 14 feet, 5 inches, and size of 540 square feet within the required rear yard. The request before the Planning Commission today only requires a Variance because the storage building, at 15 feet, 6 ½ inches tall and 550 square feet in size within the rear yard area, only just exceeds the AA allotments by 13 ½ inches in height and 10 square feet in size. As such, the request is not far from what any other applicant could obtain via the AA process.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

The height of the structure and its location is not inconsistent with surrounding structures. Along the northern portion of the stretch of West Caldwell Avenue between South West Street and Packwood Creek, residences as tall as 35 feet are located near the southern boundary shared with the Caldwell right of way. Furthermore, the applicant would still be required to undergo the typical permitting and inspection processes via Condition No. 3. Specified timeframes are also included to ensure compliance with City requirements. The proposal also still leaves sufficient open space onsite for occupants of the residence, with over 2,000 square feet available. Lastly the structure maintains 3-foot setbacks to the eastern and southern property boundaries, in compliance with Visalia Municipal Code requirements for accessory structures (Section 17.12.100.B).

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

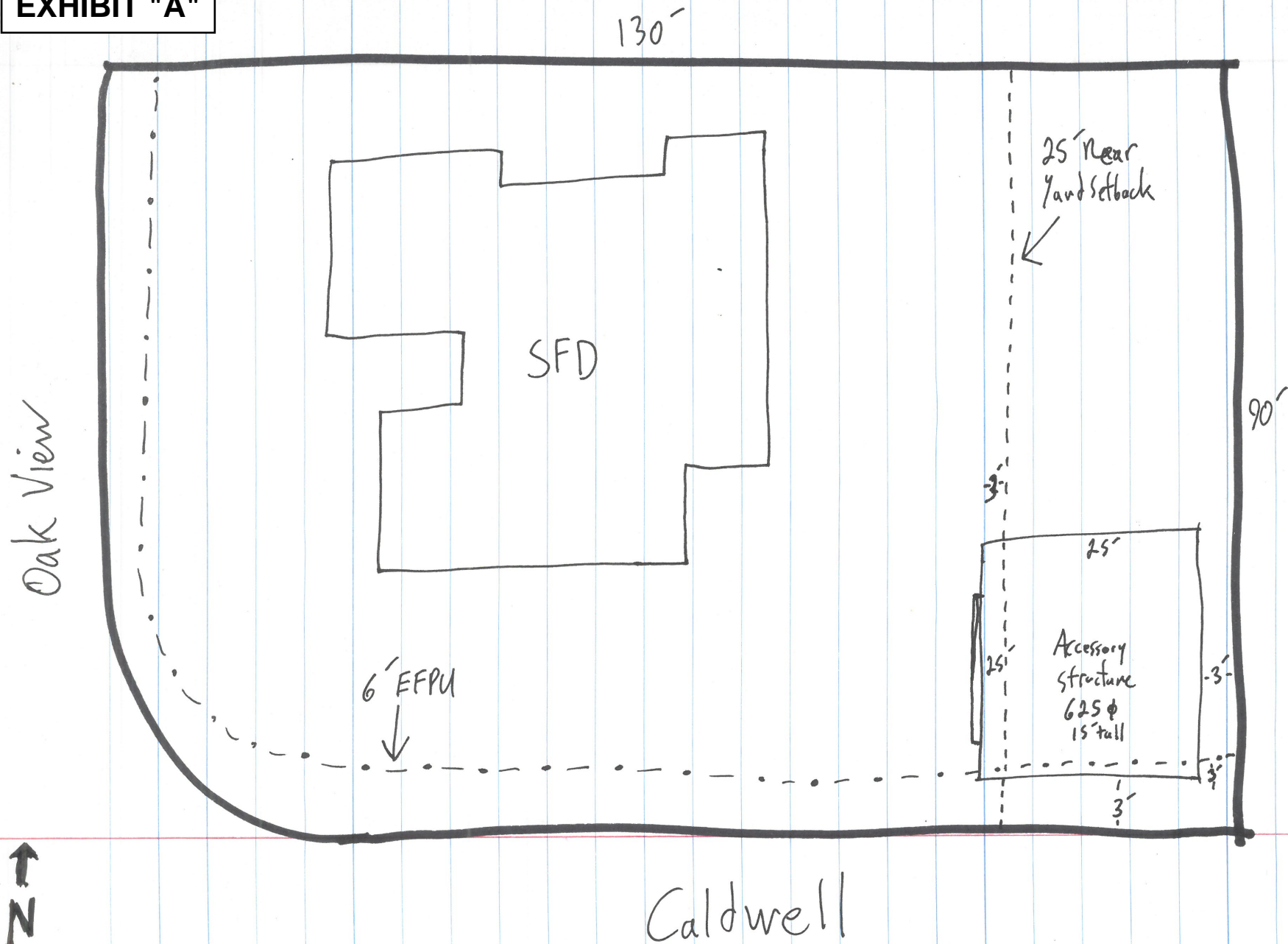
The granting of a variance to height and coverage limitations is not considered detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. There would be minimal impacts to the surrounding residences due to the distance of the structure to other residences and existing screening trees on adjacent parcels. The structure would also not produce any impacts to West Caldwell Avenue as no significant lighting will be installed, no excessive uses would be conducted within the structure, and there would be no sight visibility issues created to traffic on surrounding streets.

6. That the project is considered Categorically Exempt under Section 15305(a) of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2025-02).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Variance on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project shall be developed consistent with the site plan and elevations included as Exhibits "A" and "B".
2. That a Building Permit be filed for the accessory structure within 30 days of the decision of the Visalia Planning Commission, and that a final inspection be requested and approved within 60 days of the decision of the Visalia Planning Commission.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

EXHIBIT "A"



SHEET. NO:
2 OF 7

PROJECT NO:
337-22-1773

DRAWN BY:
MG

DATE:
6/20/2022

ELEVATIONS

LOCATION:
3540 S OAK VIEW DR
VISALIA, CA 93277

PROJECT TITLE:
JARED ROWLEY

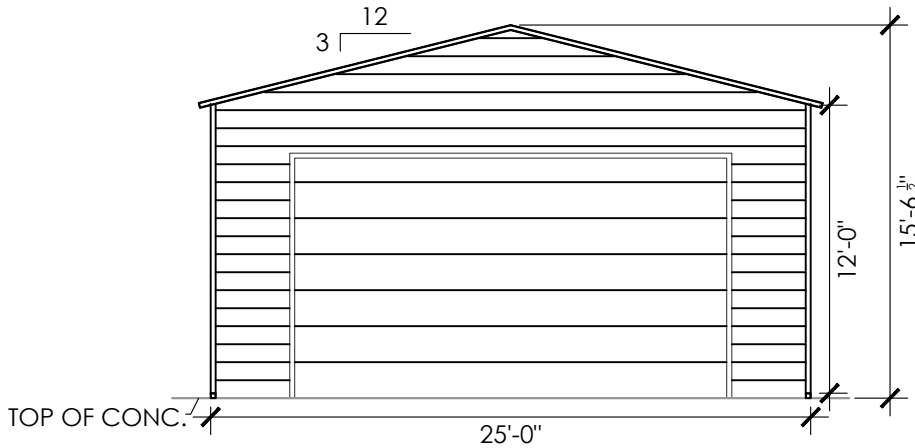
SHEET TITLE:

METAL BUILDING MANUFACTURER

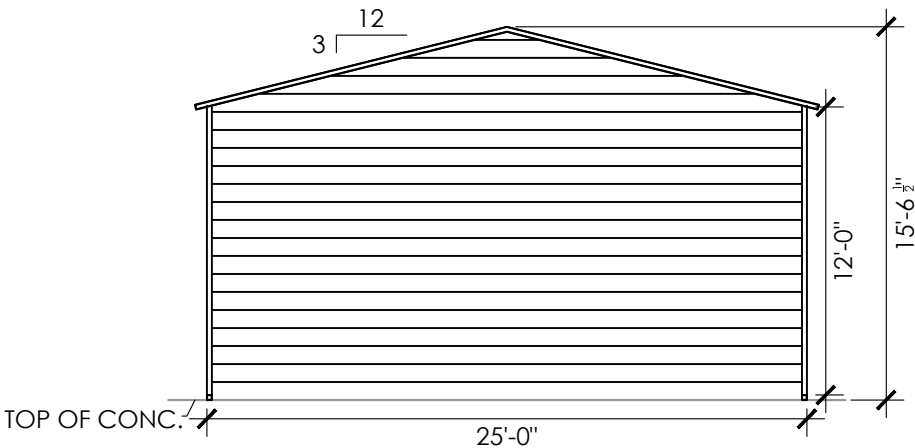
VIKING MANUFACTURING, INC.

BUILDING SOLUTIONS

300 W. Peach Street
Fowler, CA 93625

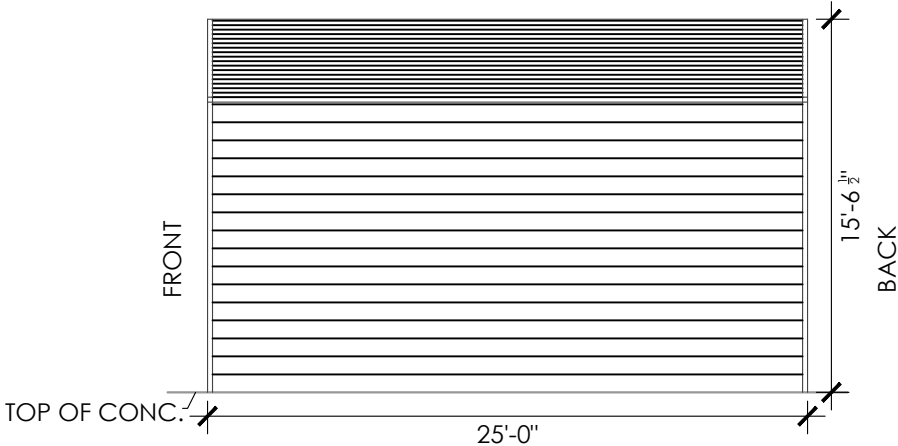


FRONT END WALL ELEVATION
SCALE: 1/8" : 1'

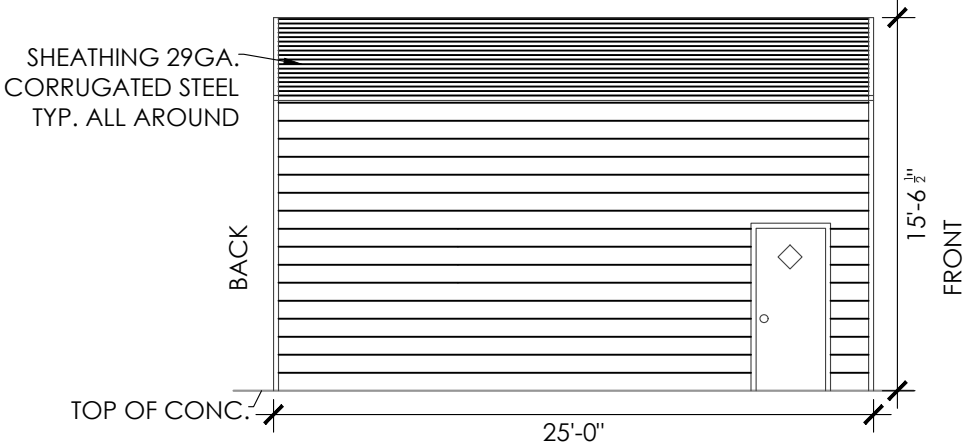


BACK END WALL ELEVATION
SCALE: 1/8" : 1'

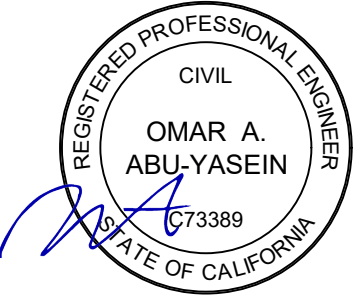
- DESIGN NOTES
- 1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
 - 2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
 - 3. ALL EXT ROOF & WALL SHEATHING SHALL BE: CLASS A RATED 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80 KSI) OR EQ.
 - 4. LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).
 - 5. ANY DOOR OR WINDOW DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.



RIGHT SIDE WALL ELEVATION
SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION
SCALE: 1/8" : 1'



EXPIRES: 12/31/2022
SIGNED: JUN 20 2022

SHEET. NO:
4 OF 7

PROJECT NO:
337-22-1773

DRAWN BY:
MG

DATE:
6/20/2022

COLUMN LAYOUT PLAN

LOCATION:
3540 S OAK VIEW DR
VISALIA, CA 93277

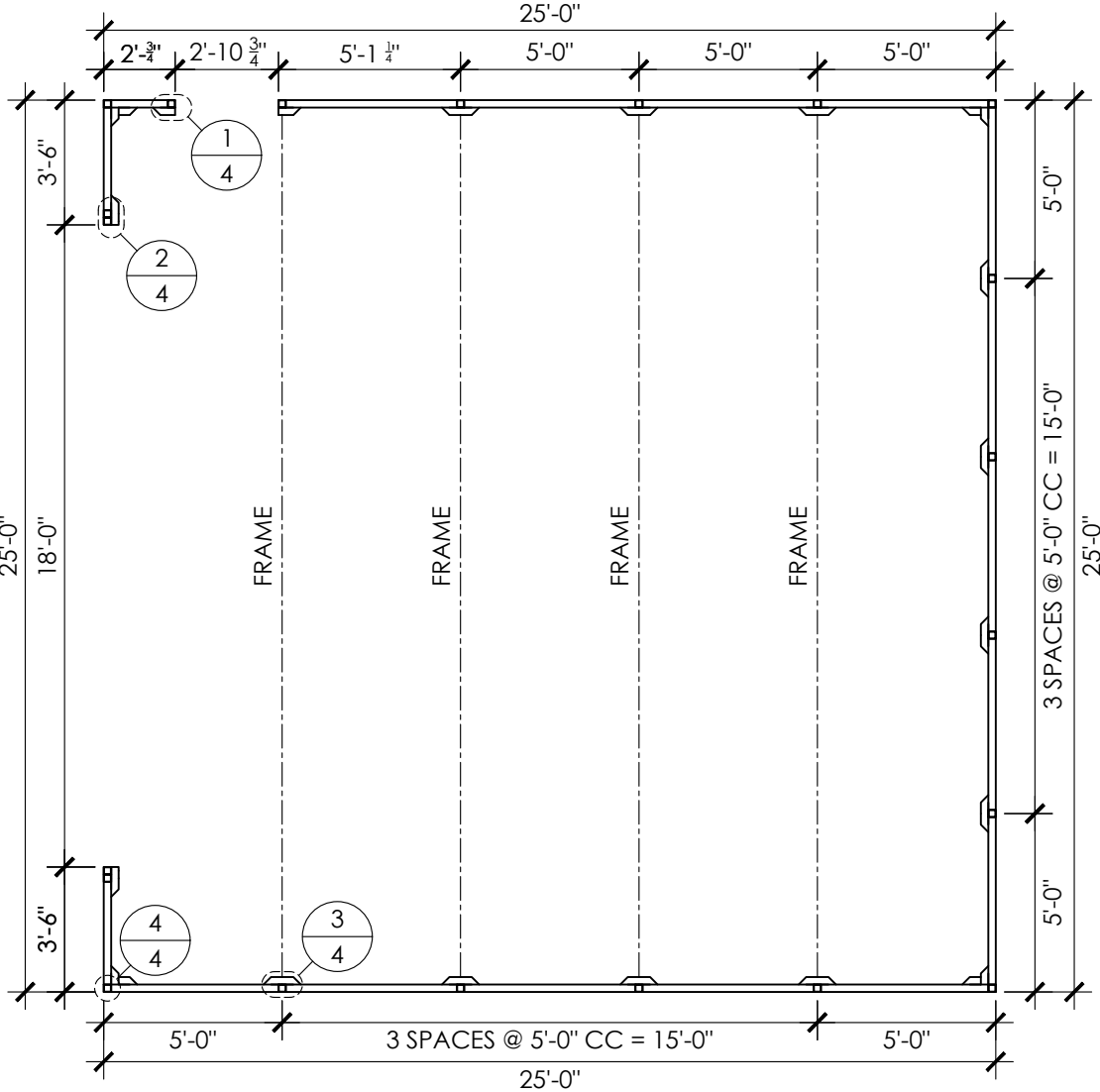
PROJECT TITLE:
JARED ROWLEY

METAL BUILDING
MANUFACTURER

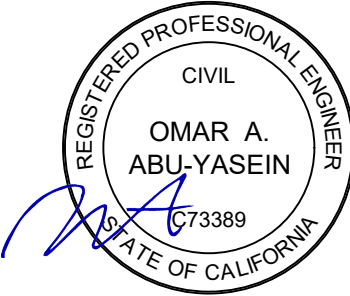
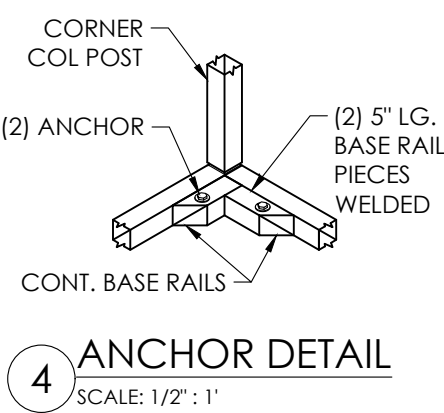
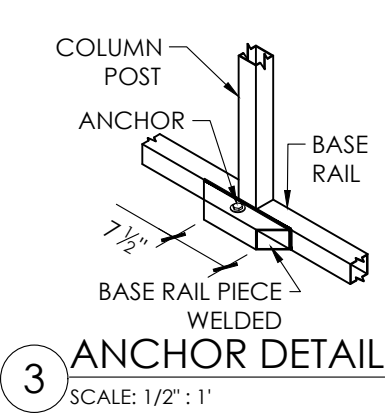
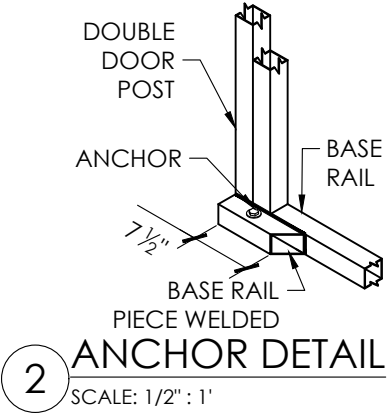
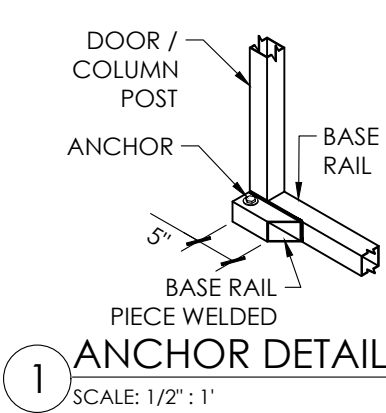
VIKING MANUFACTURING, INC.

BUILDING SOLUTIONS

300 W. Peach Street
Fowler, CA 93625



NOTE:
SEE SHEET 3A / 3B FOR ANCHOR TYPE
SEE SHEET 5 FOR FRAME SECTION AND DETAILS



EXPIRES: 12/31/2022
SIGNED: JUN 20 2022





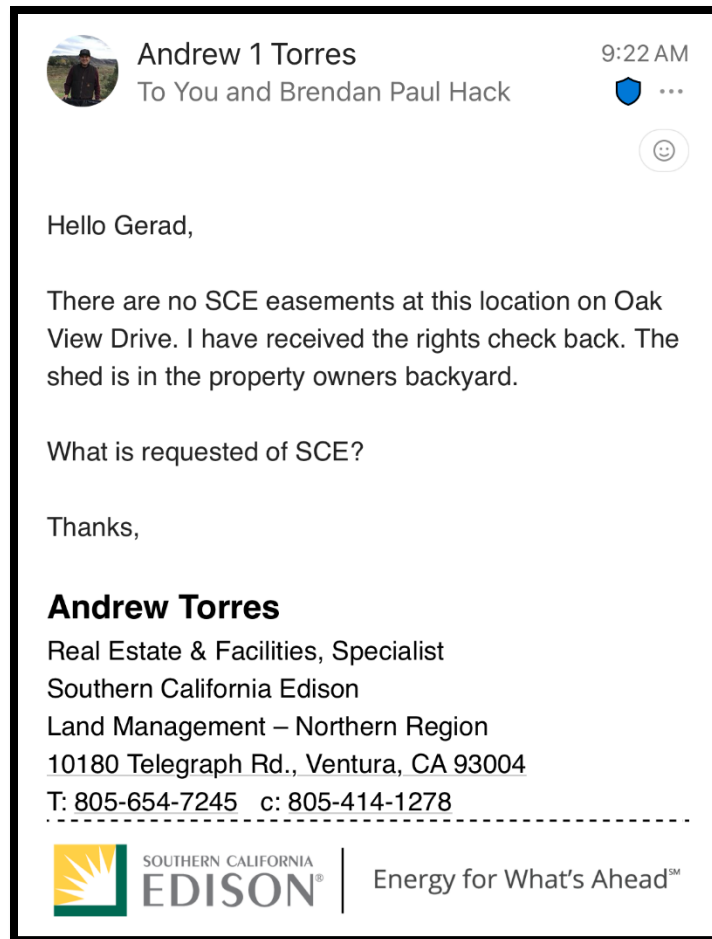




EXHIBIT "C"

1. The literal enforcement of this regulation would result in a difficulty due to having to shorten a steel building two feet to meet the approved regulations.
2. There are no extraordinary circumstances applicable to this property that do not apply to other surrounding properties.
3. The literal interpretation of the specified regulation would deprive the applicant of adequate storage space for classic vehicles and travel trailers that cannot be stored in open sight due to safety reasons and other City of Visalia municipal ordinances.
4. The granting of this variance would not be considered a special privilege to the property owner over surrounding properties.
5. The granting of this variance would not be detrimental to public safety, health or welfare or surrounding properties. The building sits on the southeast corner of property and does not block any views to its eastern neighbor due to trees in excess height of building. The northern neighbor has trees in excess height of 25 feet that block view of building. On the southern side of the building is Calwell Avenue. The northern side of the building faces the property owner's house.

EXHIBIT "D"



From: Andrew 1 Torres <Andrew.1.Torres@sce.com>

Sent: Friday, April 18, 2025 9:38 AM

To: Cristobal Carrillo <Cristobal.Carrillo@visalia.city>

Subject: Oak View Property Structure

You don't often get email from andrew.1.torres@sce.com. [Learn why this is important](#)

Good Morning,

SCE has done a rights check and there are no SCE easements at this location. An SCE Sr. Patrolman has visited the location and there are no issues with this structure.

Thank you,

Andrew Torres

Real Estate & Facilities, Specialist

Southern California Edison

Land Management – Northern Region

10180 Telegraph Rd., Ventura, CA 93004

T: 805-654-7245 c: 805-414-1278



NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Variance No. 2025-01

PROJECT TITLE

The project site is located at 3540 South Oak View Drive (APN: 122-200-023).

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request to allow a variance to building height and coverage development standards for an accessory structure located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, Email: Josh.Dan@Visalia.City

NAME OF PUBLIC AGENCY APPROVING PROJECT

Jared Rowley, 3540 South Oak View Drive, Visalia CA 93277, (559) 300-4004,
jrowley64@gmail.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Jared Rowley, 3540 South Oak View Drive, Visalia CA 93277, (559) 300-4004,
jrowley64@gmail.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- ☐ Ministerial - Section 15073
☐ Emergency Project - Section 15071
☒ Categorical Exemption - State type and Section number: **Section 15305(a)**
☐ Statutory Exemptions- State code number:

The project is characterized as a variance, which is a minor alteration to land use limitations that does not result in changes in land use or density.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

CONTACT PERSON

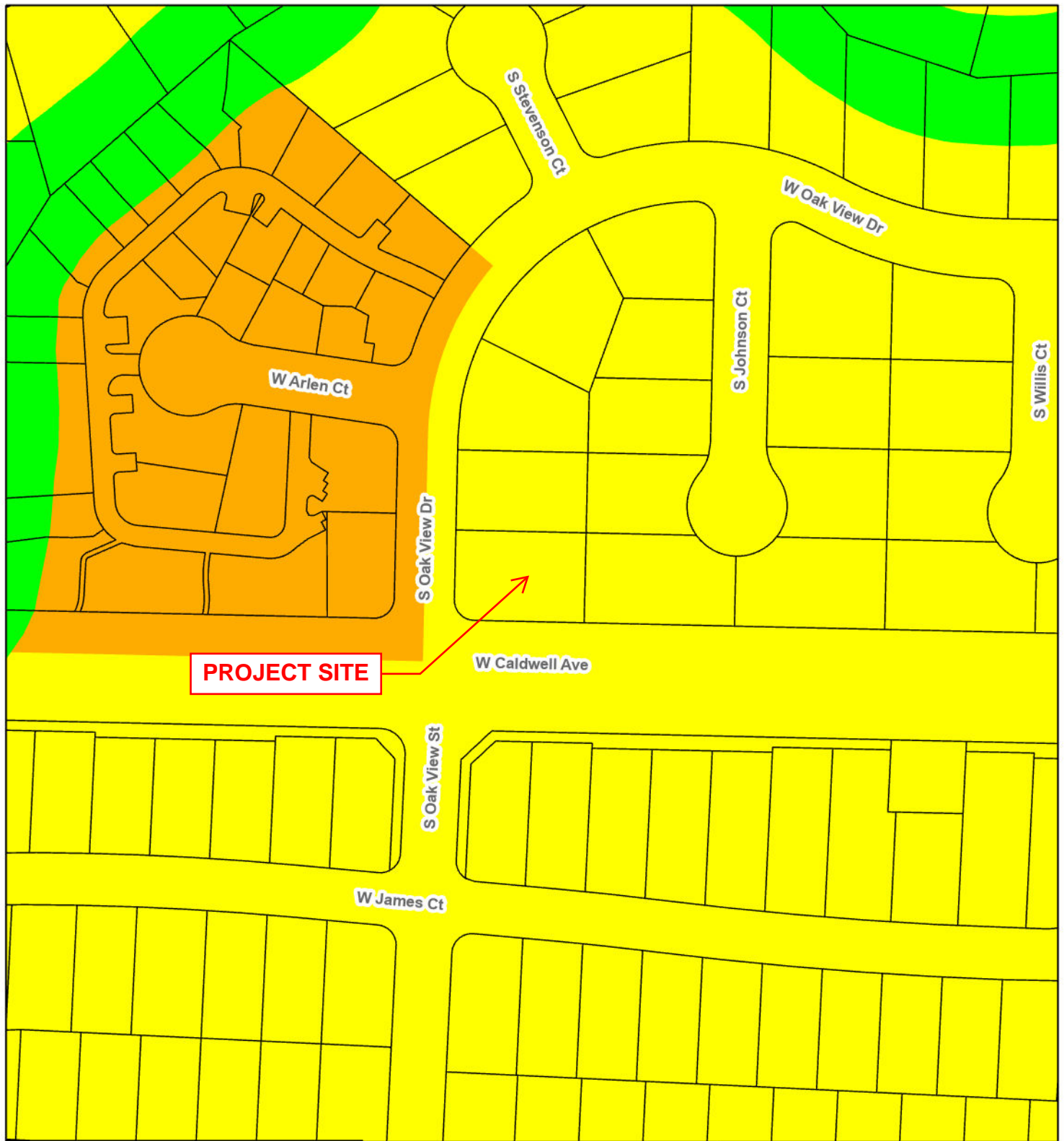
(559) 713-4443

AREA CODE/PHONE

03/24/2025

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR



General Plan Land Use Map

0 0.01 0.03 0.05 Miles



- Conservation
- Residential Low Density
- Residential Medium Density

