

# SITE PLAN REVIEW AGENDA

1/12/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21202

PROJECT TITLE: Senior Center

DESCRIPTION: Re-use of 17,228 SF building for a senior center providing medical and social services

APPLICANT: Charles Smyth

OWNER: OUZOUNIAN INVESTMENTS I

APN: 122030020

LOCATION: 2240 S MOONEY BLVD

## ITEM NO: 2

SITE PLAN NO: SPR22001

PROJECT TITLE: Personal Residence

DESCRIPTION: 4 Residential Dwellings Plus Storage

APPLICANT: Raymond Guillen

OWNER: GOWANI SALEEM KARIM & SALIMA SALEEM

APN: 098040009

LOCATION: 1132 N IRMA ST

## ITEM NO: 3

SITE PLAN NO: SPR22002

PROJECT TITLE: California Water Tank - AT&T Cell Site

DESCRIPTION: Relocate Existing Telecommunications Facility Currently on the Water Tank Due to CalWater's Plans to Decommission the Water Tank. ATT to Relocate Antennas on a Proposed New 146' Monopole with Equipment to be Added Within Existing Equipment Shelter. Proposed Back-up Generator to be Added or a New 5' x 12' Concrete Pad. (QP)

APPLICANT: Pamela Nobel

OWNER: CALIF WATER SERVICE CO

APN: 093210002

LOCATION: 214 S GIDDINGS ST

## ITEM NO: 4

SITE PLAN NO: SPR22003

PROJECT TITLE: River Run 2022

DESCRIPTION: New TSM 172 lots (R-1-5/RM2)

APPLICANT:

OWNER: DYT DORIS (TR) (REV TR)

APN: 103020051

103020052

103020057

103020070

103020064

LOCATION: 4000 E ST JOHNS PKWY

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -  
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Senior Center Date: January 5, 2022

Project Description: See attached project description

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2021-202

Property Owner: Ouzounian Investments I

Applicant(s) Name: Market Street Development

Project Address/Location: 2240 S. Mooney Blvd

Assessor Parcel Number: 122 - 030 - 020

Parcel Size (Acreage or Square Feet): 1.15 acres Building or Suite Square Footage: 17,269

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 5.5 million

Describe All Proposed Building Modifications: See attached project description

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/06/2022

SPR Agenda: 01/12/2022 Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 21-202

Historic District: Yes  No

Flood Zone: X  AE  X/AE

-- **A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS** --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Goodwill store

Proposed Building Use: Senior Center

Proposed Hours of Operation: 8am - 5pm Monday - Friday

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing --- Proposed 80 (40 on-site)

Number of Customers Per Day (Estimated): Existing --- Proposed 60-100 participants

Predicted Peak Operating Hour: 11:30am - 2pm

Describe Any Truck Delivery Schedule & Operations: 9am - 1pm typical food/office supplies/medical deliveries

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): See attached project description

Describe Any Special Events Planned for the Facility: None of significance for purposes of the City review



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Market Street Development LLC Signature of Owner or Authorized Agent\*  
 Address: 5930 Granite Lake Dr, Ste 110  
 City, State, Zip Granite Bay CA 95746 Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Phone: 530-682-2676 Authorized Agent\* Charles Smyth January 5, 2022  
 Email: charles@marketstreetdev.com; Date \_\_\_\_\_  
katy@katyschardt.com

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, George Ouzounian, Ouzounian Investments I, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

122-030-020

AGENT:

I designate Market Street Development LLC, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to renovate/remodel/construct a Senior Center relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<p><u>OWNER</u></p> <p>signed in counterpart</p> <p>Signature of Owner _____</p> <p>Owner Mailing Address _____</p> <p><u>525 W Main St, #B</u></p> <p><u>Visalia CA 93291</u></p> <p>Owner Phone Number _____</p> <p><u>559-740-9200</u></p>	<p><u>AGENT</u></p> <p>Signature of Agent _____</p> <p>Agent Mailing Address _____</p> <p><u>5930 Granite Lake Dr, Ste 110</u></p> <p><u>Granite Bay CA 95746</u></p> <p>Agent Phone Number _____</p> <p><u>530-682-2676</u></p>
---	--



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Market Street Development LLC Signature of Owner or Authorized Agent\*

Address: 5930 Granite Lake Dr, Ste 110

City, State, Zip Granite Bay CA 95746 Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 530-682-2676 signed in counterpart 1/5/2022

Email: charles@marketstreetdev.com; Authorized Agent\* Charles Smyth Date \_\_\_\_\_  
katy@katyschardt.com

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

OWNER:  
 I, George Ouzounian, Ouzounian Investments I declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
122-030-020

AGENT:  
 I designate Market Street Development LLC, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to renovate/remodel/construct a Senior Center relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.  
 Executed this 27<sup>th</sup> day of October, 2021

OWNER	AGENT
Signatures	Signatures
	signed in counterpart
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
<u>525 W Main St. #120</u>	<u>5930 Granite Lake Dr, Ste 110</u>
<u>Visalia CA 93291</u>	<u>Granite Bay CA 95746</u>
Owner Phone Number	Agent Phone Number
<u>559-740-9200</u>	<u>530-682-2676</u>



**PROJECT DESCRIPTION**  
**Site Plan Review (SPR) Application**  
Senior Center  
2240 S Mooney Blvd  
Visalia, CA 93291

## **Introduction**

The proposed senior daily care facility will provide a multitude of social services and auxiliary medical services to seniors in the Visalia community. The existing 17,269 square foot building used as a Goodwill store will be remodeled to accommodate the proposed use.

## **Program Overview - PACE**

The new project will bring a modern PACE (*Program of All-Inclusive Care for the Elderly*) facility and its associated services to Visalia. PACE individually coordinates the care of each participant enrolled in the program based on his or her needs as directed by an interdisciplinary team of health care professionals. The goal of this innovative program is to improve the quality of life for seniors ages 55 and above and to help them live independently in their home and community as their health and age advance. The company that will be operating the PACE facility was founded by mission-driven physicians with a commitment to serve the communities' most vulnerable seniors with greater quality care and compassion. The leadership team combines decades of experience in leading and managing PACE organizations and groundbreaking healthcare companies. Every member of the team has expertise in senior care and a passion for helping seniors reach their full potential.

PACE is a national program sponsored by the federal government through Medicare to enable individuals who are at risk for moving into a nursing home to continue to live safely in their homes and communities. Members must be 55 years or older, be eligible for nursing home level care based on the State of California criteria, be eligible for Medicaid or Medicare (or be willing to use private insurance or pay privately) and be able to live safely in the community with PACE services.

## **Services Provided**

The PACE model of care is built around an interdisciplinary team (IDT) which includes a primary care physician, nurse, social worker, physical therapist, occupational therapist, recreational therapist, dietician, center director, transportation coordinator, personal care worker and home care coordinator. Each participant is comprehensively assessed upon entry into the program, then twice a year thereafter, by the IDT. Based on the team's assessments, the senior's needs and problems are identified and integrated into an individual care plan. Enrollment in the PACE program is voluntary. A senior will stay enrolled as long as he or she wants to be regardless of changes in health status.

Once enrolled as a participant, the PACE provider coordinates all Medicare, Medical and other payments to the participant's care and service providers. Even though the program's services are available 24/7, 365 days a year, the facility operates Monday through Friday from 8:00 a.m. to 5:00 p.m. as a daily care center. PACE services are delivered in participant's homes, in the community and at the PACE facility in order to help the senior live independently in his/her home and community.

## **On-Site PACE Services Provided**

The color-coded floor plan provided with the SPR application illustrates the primary services provided on-site at the PACE facility and the ancillary operational uses within the facility. The total number of employees at the Visalia facility will be 80. The maximum number of employees on-site at any given time will be 40. The 40 employees will be working within the various areas identified on the color-coded floor plan.

***Clinic:*** 2,678 square feet (green color code in three areas of the floor plan)

The on-site medical benefits include:

- Physician Care
- Nursing
- Dentistry

***Rehab (Therapy/Exercise):*** 1,199 square feet (light teal color code on floor plan)

On-site therapeutic care benefits include:

- Rehabilitation Therapies
  - Physical Therapy
  - Occupational Therapy
  - Speech Therapy

Not all specialties of therapy and rehab are provided each day. Therapists are available as needed according to the schedules prepared for the seniors attending the center that day.

***Memory Care:*** 972 square feet (dark blue color code)

The memory care services are provided to patients who need this specialized care.

The care is provided as needed based on the seniors scheduled at the center each day.

***Administration:*** 2,474 square feet in two different areas (yellow color code)

- Operational/administrative work (Managers, Administrative staff, etc)
- Transportation – the team responsible for all transportation logistics
  - All rides to and from the Center
  - Rides to and from doctor's appointments or other partner services

***Personal Care:*** 1,508 square feet (purple color code)

- Hair care



- Nail care

**Great Room:** 4,170 square feet (pink color code)

- Engagement Programs
  - Socializing with others
  - Music, cultural events and games
  - Group exercise activities

**Dining/Day Room:** 2,188 square feet (coral color code)

- Meals on center days
- Nutritional counseling
- Serving Kitchen (NO COOKING IS DONE ON-SITE; REHEATING ONLY)
- Social Services
  - Connections to community resources
  - Benefits support
  - Counseling and psychological services
  - Guidance and support for participants and caregivers

**Building Support:** 697 square feet in two different areas (grey color code)

- Administrative/operational support for the facility and the operations

**Staff Support:** 1,077 square feet (red color code)

- Staff lounge/break room, lockers, restrooms and other amenities

## **Off-Site and In-Home PACE Services Provided**

Off-site medical services are coordinated by the healthcare provider and may include:

- Optometry
- Audiology
- Medical Specialties (cardiology, pulmonology, nephrology, oncology, etc.)
- Labs, x-ray
- Dialysis
- Hospital Care
- Emergency and Urgent Care
- Short term and Long-term Rehab Care

## **In-Home PACE Services Provided**

- Skilled Nursing Care
- Personal Care
- Chore services

## Employees

The project will employ 80 full and part time employees. Because of the combination of facility-based and home-based care, as well as care provided within the community, only half, or approximately 40, of the team members are on site at any given time. The 80-employee count includes all of the employees needed On-Site as described in previous sections of this Letter.

The approximate 40 employees who work Off-Site go to work in participants' homes; or they work remotely in their own home; or they work in the community. For example, the drivers spend the majority of their time behind the wheel of the vans transporting the seniors to and from their homes, the center and their appointments.

The following employees are part of the 40 Off-Site team members:

- **Drivers** - Majority time spent off-site transporting participants
- **Home Care Aides** - Majority of time spent in participant homes
- **Outreach Specialists** - Majority of time spent in the community
- **Marketing team** - Majority of time spent in the community
- **Network team** - Primarily remote work
- **Finance team** - Primarily remote work
- **HR team** - primarily remote work
- **Interdisciplinary Team** - Some time spent on site, some time spent working remotely; and some time spent in participant home

## Building Remodel

The project will include the remodel of an approximate 17,269 square foot single-story building that is currently occupied by Goodwill. The existing interior improvements will be demolished to allow for construction customized to the Senior Center use. The modifications to the existing space will include, but not be limited to, changes of the interior walls, ceilings and floors to create the interdisciplinary care required of the center. The interior remodel is a functional plan with a central Great Room leading to different activity spaces such as the dining room, rehab/exercise and clinic spaces.

Other components including mechanical, plumbing and electrical systems will be modified to meet current code and meet the requirements of the Senior Center use as well. Some exterior improvements will be updated such as landscaping, exterior facade changes, if required, and roofing to support the new mechanical equipment. The building will be sprinklered as part of the remodel.



The existing site improvements will be modified to support the Senior Center use. For example, the parking lot stalls will be re-striped to accommodate the drop-off and pick-up zones for the Seniors who are brought to the center each day. The exterior building elevations will similarly be modified to support the Senior Center use. A new outdoor patio is proposed adjacent to the facility's Dining Room.

The parking on the site accommodates 60 cars including the handicapped accessible stalls. The program participants are dropped-off at the angled accessible parking stalls. Later in the day the program participants are picked up in the Participant Pick-up area located near the southeast corner of the building. The 60 parking stalls includes seven (7) regular stalls located on the adjacent property. There is a 30' easement that exists at the property line to allow for common ingress/egress to S. Mooney Blvd. and to facilitate shared parking. George Ouzounian is the owner of both parcels.

The seniors who participate in the PACE program are provided transportation to and from the center via vans operated by the senior center. Rides are also provided for off-site services/appointments. Participants do not drive themselves – ***transportation is provided for every participant*** -- *to the senior center and to any necessary appointments outside the center.* The only cars that are parked on site are those of the team members/employees. Many of the team members also carpool or use public transportation.

There is no Senior Daily Care use identified in chapter 17.34 of the City of Visalia Municipal Code. For that reason, required parking has been calculated using a combination of Major Medical (one parking space for each 250 square feet of building area) and Office (one parking space for each 250 square feet of building area). The Office category seems to be a reasonable use for calculation of the remaining space since many of the components of the center are administrative and support uses. Using this criteria, the required parking stalls are 69. However, based on the actual use the parking demand (as described herein) is only 40 stalls. With 60 stalls provided, the site is more than adequately parked with a "buffer" of 20 stalls between what may be considered required and what is provided. As stated previously, ALL program participants are delivered to the facility and require NO parking stalls.

## **Summary of Resubmittal of SPR Application**

The purpose of this resubmittal is to provide specificity regarding the Senior Center use and to address the City's comments regarding the proposed site plan. A parking analysis has been provided in the Resubmittal for the City's review. We ask that the City of Visalia provide SPR approval to allow the project to move forward with the Conditional Use Permit application.

Thank you for your review of this Resubmittal for a new PACE Senior Center in Visalia. We look forward to your feedback and working with you to bring this much needed project to your city.



# Participant Visit Summary

Confidential

# Our day center is a hub for participant care



Participants visit the PACE day center an average of 1 to 2 days per week, depending on need and stay an average of 4 hours per visit

The day center is supplemented by care in participants' homes and other community locations

Transportation to and from the center is provided for all participants

# Summary of a typical participant visit

**8:30 AM - 12:30 PM**

## **(Breakfast)**

- Participants arrive at the center via WelbeHealth transportation
- A typical day at center capacity will see 100 participants visiting the center at any given time
- They are given their choice of breakfast for the day

## **(Clinic Visits)**

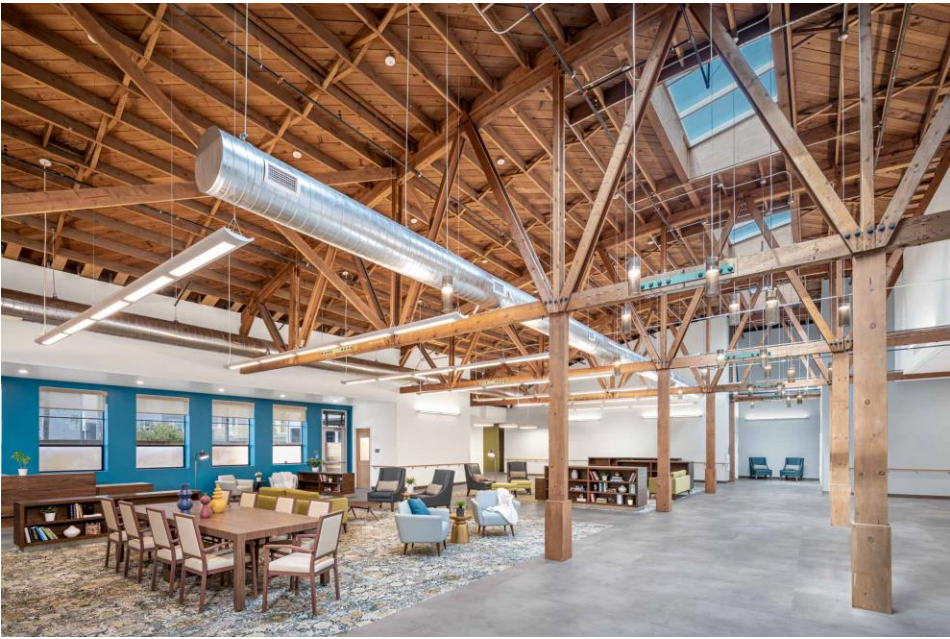
- Of the participants, 20% will have an in person appt with their primary care doctor
- In-person medical care is performed in the home whenever possible & Telehealth appointments are readily available via WelbeLink tablets
- If a participant needs to see a specialist, transportation and a medical escort is provided by WelbeHealth to the off-site appointment

## **(Socialization Activities, Physical & Occupational Therapy as needed and Case Management)**

- Most participants spend the day engaging in stimulating cognitive activities and socializing with WelbeHealth team members or other participants
- If participants desire, they have the choice to engage in physical maintenance programs to sustain/improve their range of motion
- WelbeHealth provides several specialties to aid participants with community resources and additional help to keep them living in their home safely

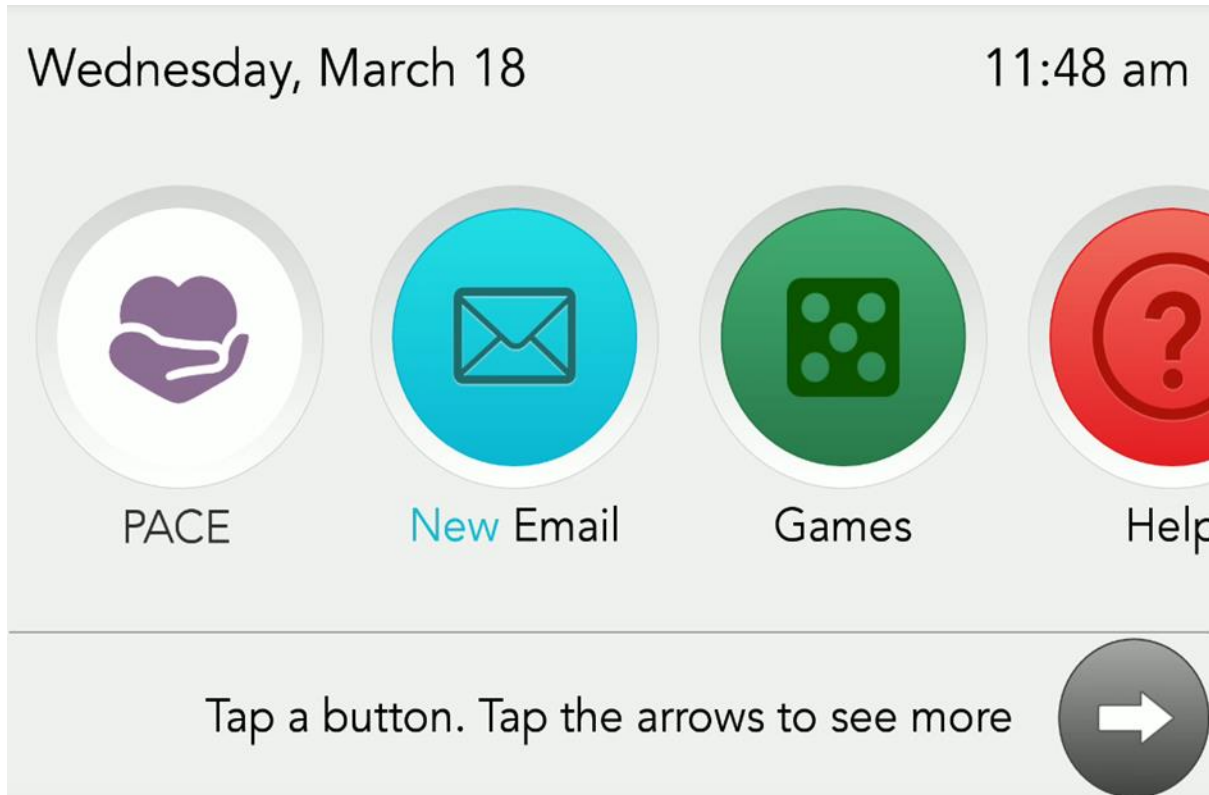
## **(Lunch and Transportation home)**

- Participants will have a chance to eat lunch before they are taken home for the day via WelbeHealth transportation
- U





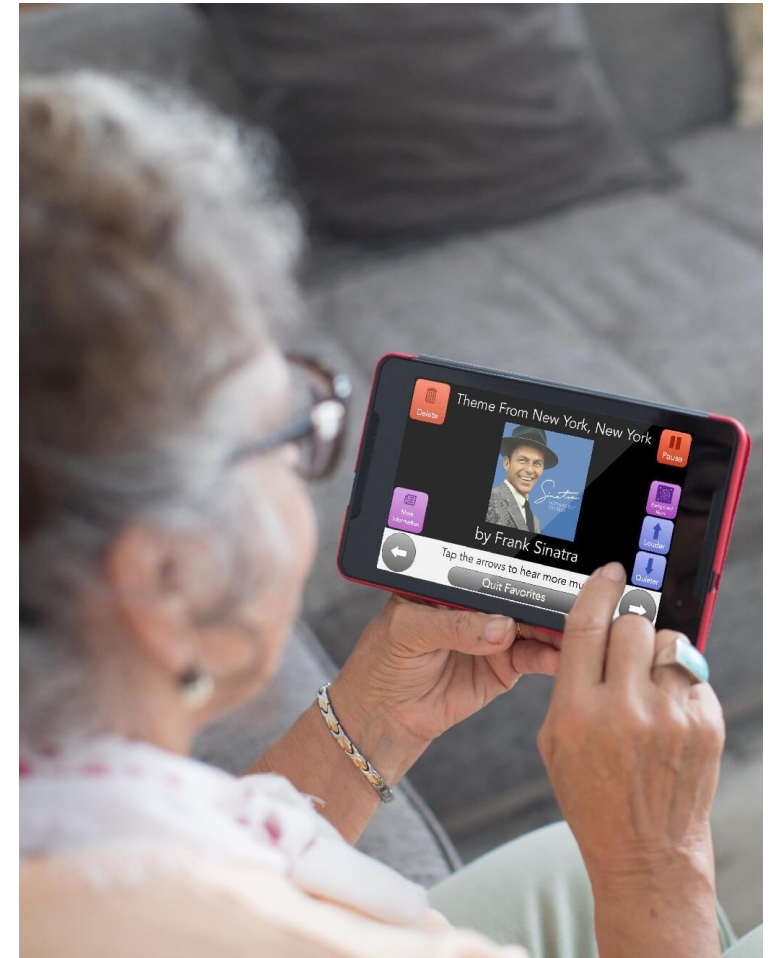
# We also engage participants in their own homes via Link tablet





# Our home-based model of care is the “gold standard” for frail seniors during the pandemic

- **We continue to enroll new participants** for whom we can provide the safest and most effective model of care, helping seniors live at home and avoid nursing facilities, which have been particularly hard-hit by viral outbreaks (representing 40% or more of CA Covid-19 deaths)
- **In-person medical care performed in the home whenever possible**, with no two team members in the same room unless essential for care
- **We provide a 4G LTE WelbeLink tablet to each senior**, enabling regular video communications to manage medical and social needs
- **Games and recreational activities continue remotely**, combatting dangerous social isolation



Our mobile clinic brings care directly to our participants' doors



# Overview of PACE services

## Medical Care

- Physician care
- Nursing
- Prescription medications
- Dentistry
- Podiatry
- Optometry
- Audiology
- Rides to and from the PACE day center and medical specialty appointments

## Rehab, Engagement, and Nutrition

- Physical therapy
- Occupational therapy
- Speech therapy
- Engagement programs
- Socializing with others
- Music, cultural events, and games
- Stimulating cognitive activities
- Group exercise activities
- Nutrition counseling
- Meals on center days

## Social Services and Support

- Connection to community resources
- Medi-Cal and Medicare benefits support
- Counseling and psychological services
- Guidance and support for participants and caregivers
- Skilled home health
- Safety assessment and equipment
- Personal care
- Light chore services





DEPARTMENT LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CLINIC
- GREAT ROOM
- MEMORY CARE
- PERSONAL CARE
- REHAB
- SERVING KITCHEN / DINING ROOM
- STAFF SUPPORT

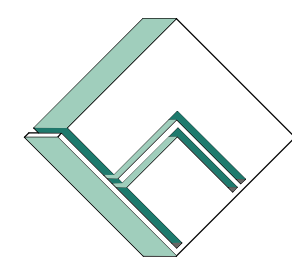


PRELIMINARY HABITABLE FLOOR AREA



# MSD Visalia Senior Daily Care Center

2240 S. Mooney Blvd.  
Visalia, CA. 93291

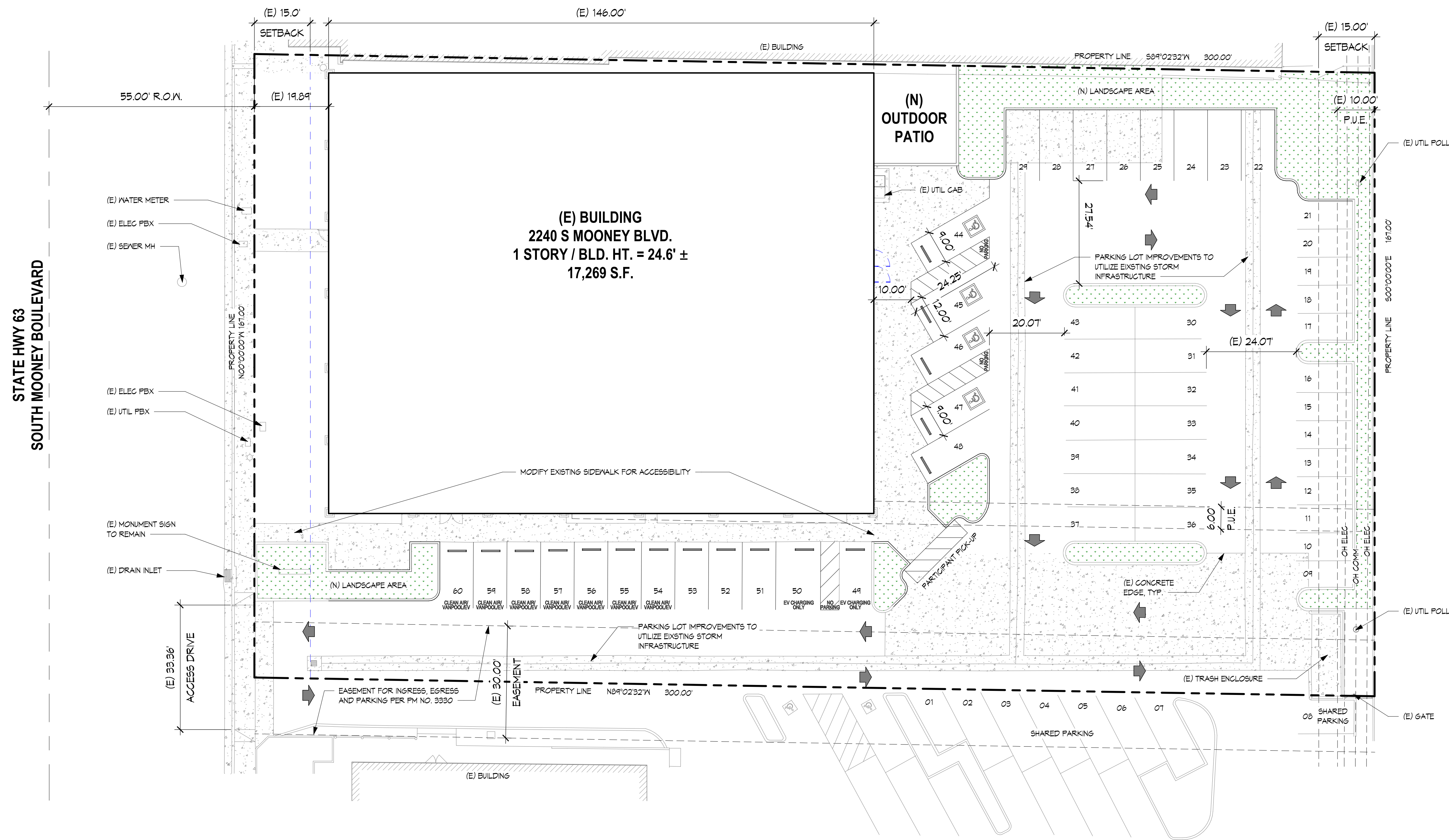


Harriman Kinyon  
Architects, Inc.



The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of Harriman Kinyon Architects, Inc. Drawings noted as Preliminary, Schematic and/or Conceptual contain information that is conceptual and subject to change. The architect makes no claim as to the accuracy of conceptual information or of information supplied by others.





PRELIM SITE LAYOUT



**PARKING ANALYSIS (NET SF AREA):**

CLINIC AREAS:	
CLINIC, CONSULT, MEMORY CARE AREAS:	3,650 SF
OFFICE & SUPPORT AREAS:	
ADMINISTRATION, STAFF SUPPORT & BLDG SUPPORT:	4,248 SF
DAY CARE AREAS:	
GREAT ROOM, DINING, PERSONAL CARE, REHAB:	9,065 SF

**PARKING REQUIREMENTS (PER ZONING ORDINANCE 17.34.020):**

CLINIC AREAS:	MAJOR MEDICAL FACILITY (1 FOR EA 250 SF - 3,650/250) = 15 STALLS.
OFFICE & SUPPORT AREAS:	OFFICES (1 FOR EA 250 SF - 4,248/250) = 17 STALLS
DAY CARE AREAS:	MAJOR MEDICAL FACILITY (1 FOR EA 250 SF - 9,065/250) = 37 STALLS
REQUIRED PARKING STALLS:	69
PROVIDED PARKING STALLS:	60
SEEKING REDUCTION OF REQUIRED STALLS FROM 69 TO 60 STALLS.	

# MSD Visalia Senior Daily Care Center

2240 S. Mooney Blvd.  
Visalia, CA. 93291



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website ([www.visalia.city](http://www.visalia.city)) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: personal residence Date: January 4, 2022

Project Description: 4 residential dwellings plus storage

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Ray Guillen

Applicant(s) Name: Ray Guillen

Project Address/Location: 1132 N. Irma Street Visalia CA

Assessor Parcel Number: 098 040 009

Parcel Size (Acreage or Square Feet): 1.08 acres Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: new construction on 2800 sq ft, main home; 1500 sq ft, in-laws quarters; 1300 sq ft duplex; 600 sq ft carport; 2000 sq ft shop; 2800 sq ft RV storage

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/04/2022

SPR Agenda: 01/12/2022 Item No. \_\_\_\_\_

Zone: R-M-2 SPR No. 22-001

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

**-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --**

Existing/Prior Building Use: \_\_\_\_\_

Proposed Building Use: \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): \_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Raymond Guillen Signature of Owner or Authorized Agent\*  
 Address: 4433 East Sycamore Court *Raymond Guillen* December 4, 2022  
 City, State, Zip Visalia CA 93292 Owner Date  
 Phone: (559)786-7581 Authorized Agent\* Date  
 Email: rgroofs0461@gmail.com

\* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
\_\_\_\_\_

AGENT:

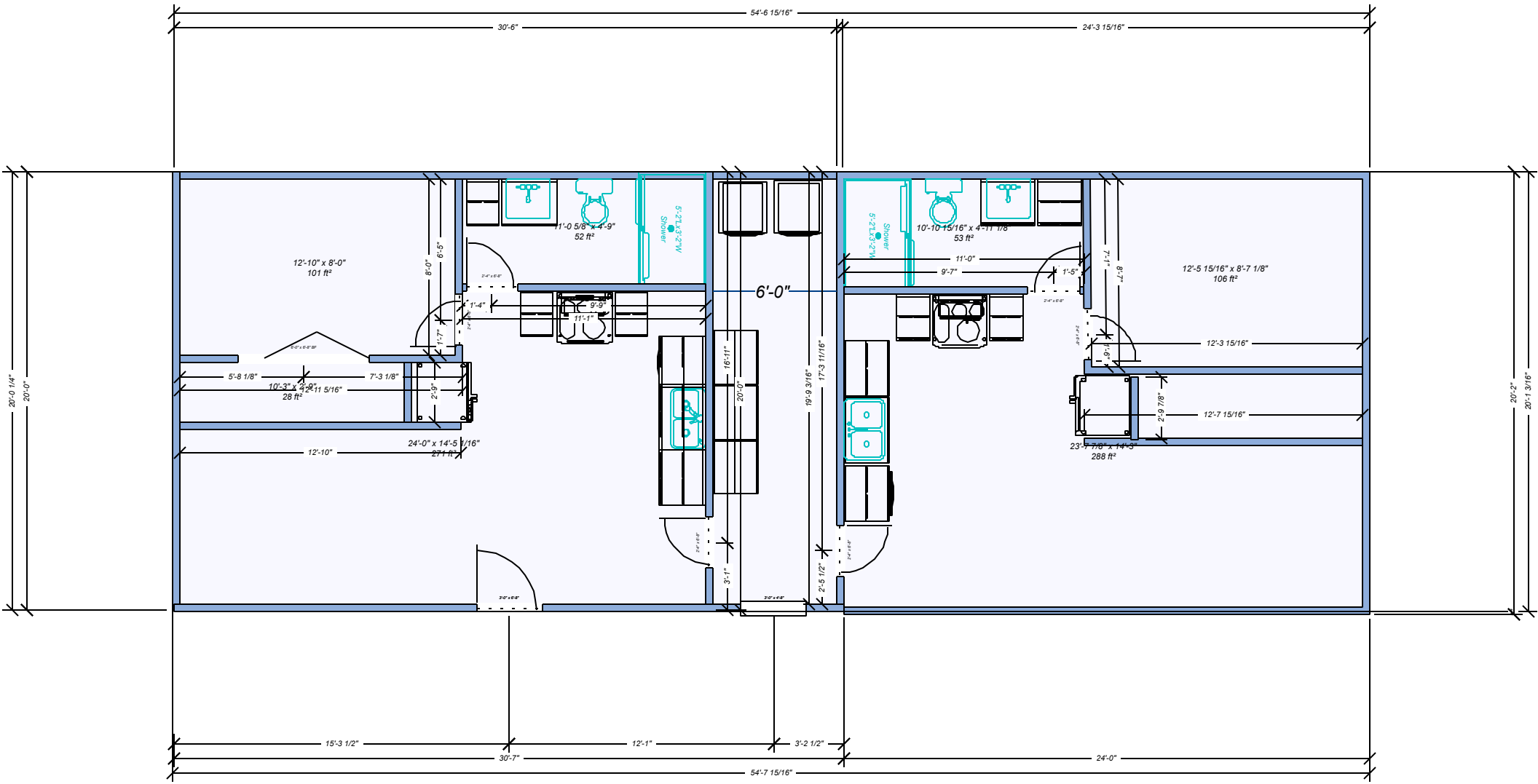
I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

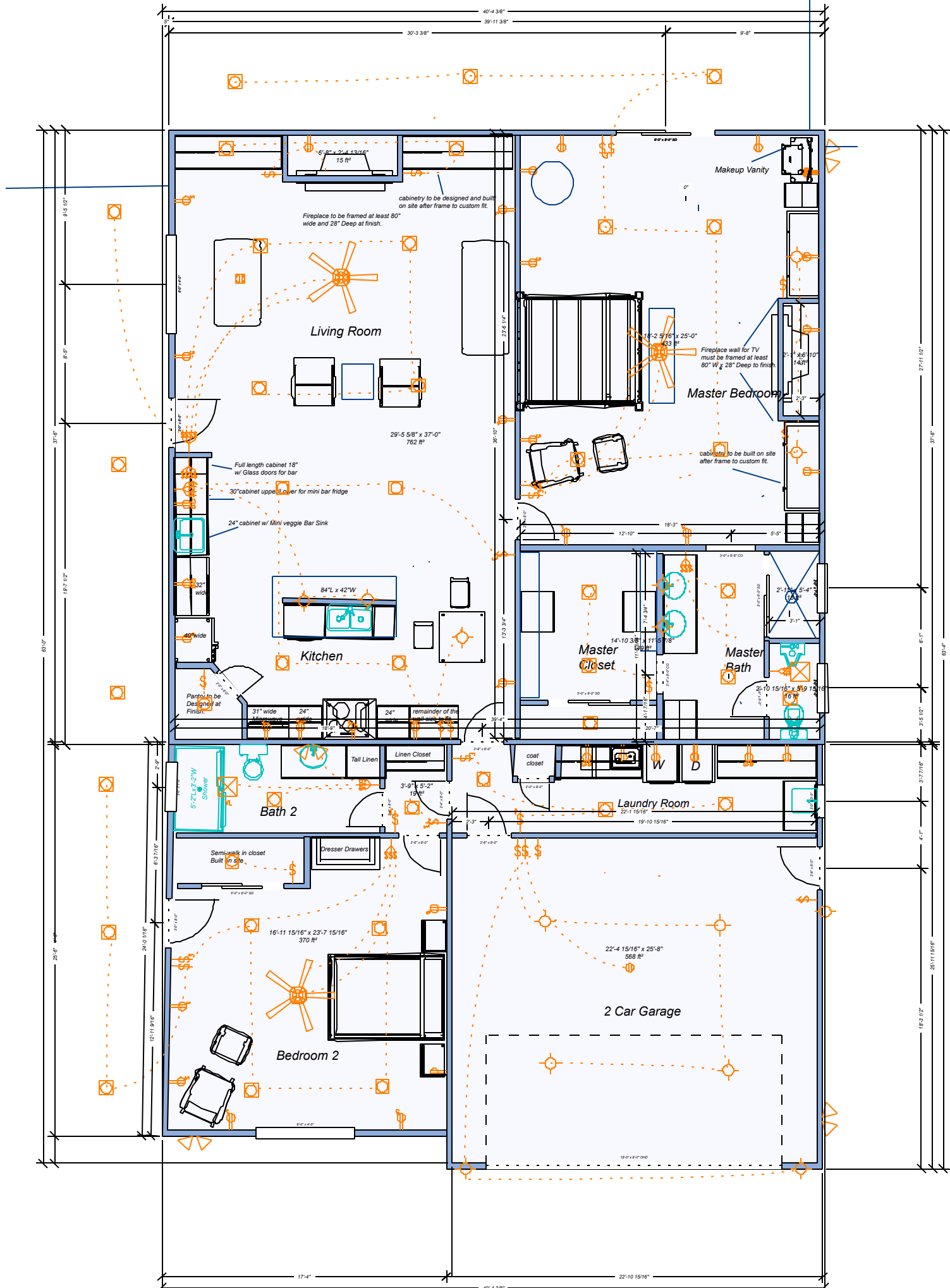
I declare under penalty of perjury the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number



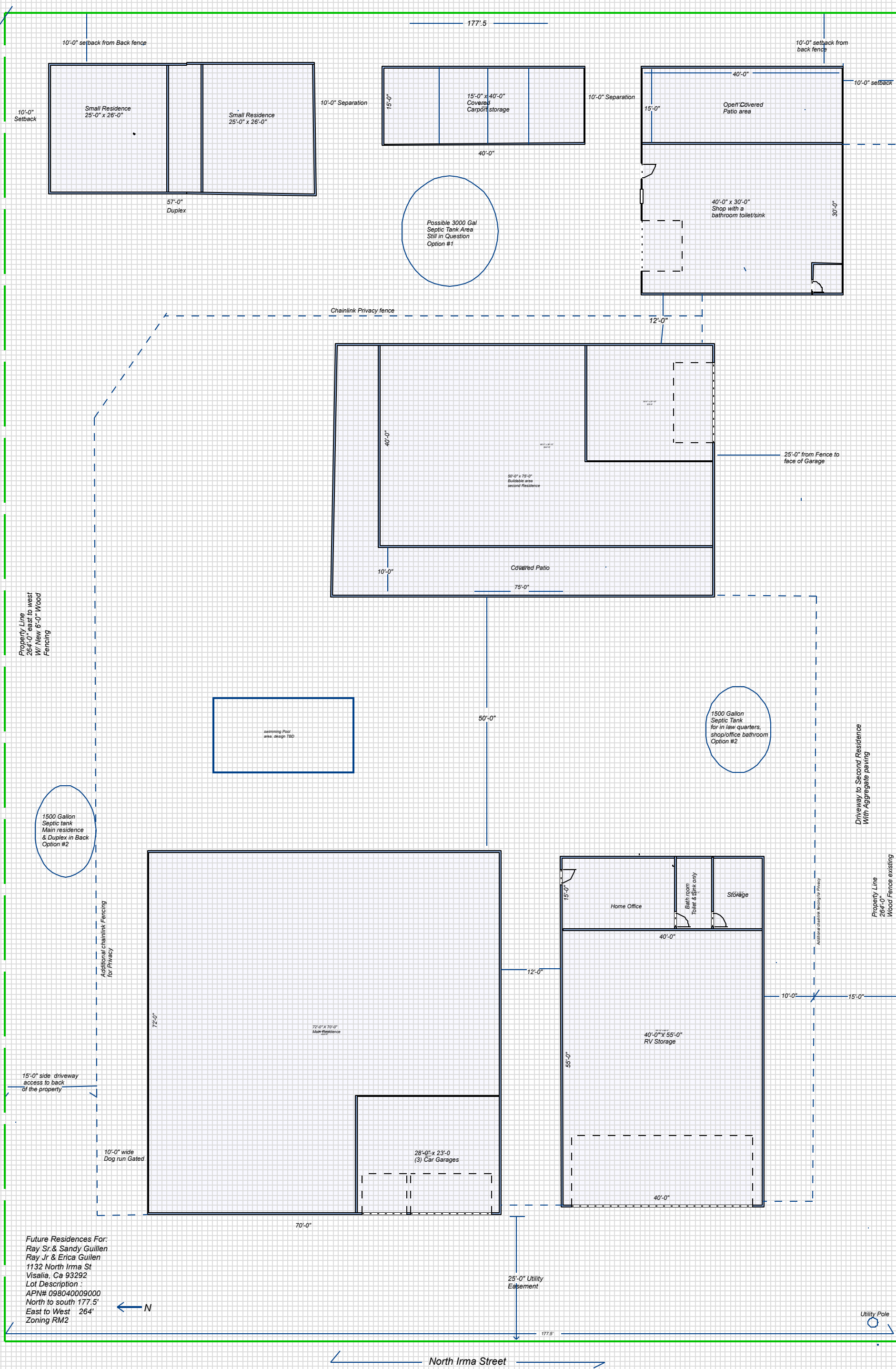












10'-0" setback from Back fence

10'-0" Setback

Small Residence  
25'-0" x 26'-0"

Small Residence  
25'-0" x 26'-0"

10'-0" Separation

57'-0"  
Duplex

15'-0"

15'-0" x 40'-0"  
Covered  
Carport storage

10'-0" Separation

40'-0"

10'-0" setback from back fence

10'-0" setback

40'-0"

Open Covered  
Patio area

15'-0"

40'-0" x 30'-0"  
Shop with a  
bathroom toilet/sink

30'-0"

Possible 3000 Gal  
Septic Tank Area  
Still in Question  
Option #1

Chainlink Privacy fence

12'-0"

40'-0"

50'-0" x 75'-0"  
Bulldozed area  
second Residence

25'-0" from Fence to  
face of Garage

10'-0"

75'-0"

Covered Patio

Swimming Pool  
area, design TBD

1500 Gallon  
Septic Tank  
for in law quarters,  
shop/office bathroom  
Option #2

1500 Gallon  
Septic tank  
Main residence  
& Duplex in Back  
Option #2

72'-0"

72'-0" x 70'-0"  
Main Residence

70'-0"

28'-0" x 23'-0"  
(3) Car Garages

15'-0"

Home Office

Bath room  
Toilet & Sink only

Storage

40'-0"

65'-0"

40'-0" x 55'-0"  
RV Storage

40'-0"

15'-0" side driveway  
access to back  
of the property

10'-0" wide  
Dog run Gated

Future Residences For:  
Ray Sr. & Sandy Guillen  
Ray Jr & Erica Guillen  
1132 North Irma St  
Visalia, Ca 93292  
Lot Description :  
APN# 09804009000  
North to south 177.5'  
East to West 264'  
Zoning RM2



25'-0" Utility  
Easement

177.5'

North Irma Street

Driveway to Second Residence  
With Aggregate paving

Property Line  
264'-0"  
Wood Fence existing

Utility Pole

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- **Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present** -  
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: California Water Tank - AT&T Cell Site Date: January 5, 2022

Project Description: Relocate existing telecommunications facility currently on the Water Tank due to CalWater's plans to decommission the water tank. ATT to relocate antennas on a proposed new 146' monopole with equipment to be added within existing equipment shelter. Proposed back up generator to be added on a new 5'x12' concrete pad.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: California Water Services Company

Applicant(s) Name: AT&T Mobility, J5 Infrastructure Partners, agent

Project Address/Location: 214 S. Giddings St. (aka 201 and 301 S. Giddings Street)

Assessor Parcel Number: 0 9 3 - 2 1 0 - 0 0 2

Parcel Size (Acreage or Square Feet): 11,909 sq.ft. Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 225,000.00 (Monopole & Equipment)

Describe All Proposed Building Modifications: Relocate antennas from water Tank to new 146' monopole with equipment in existing equipment shelter and installation of a new back up generator on new 5'x12' concrete pad.

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/05/2022

SPR Agenda: 01/12/2022 Item No. \_\_\_\_\_

Zone: QP SPR No. 22-002

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

**-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --**

Existing/Prior Building Use: Water Tank with Telecommunications Facility

Proposed Building Use: 146' monopole

Proposed Hours of Operation: unmanned telecommunications facility

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing unmanned facility Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): \_\_\_\_\_

Describe Any Special Events Planned for the Facility: n/a

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇨ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Pamela Nobel, J5 Infrastructure</u>	Signature of Owner or Authorized Agent* <u>Jason Hirata, Senior Counsel</u>	Date <u>12/8/2021</u>
Address: _____	<u>California Water Service Company</u>	_____
City, State, Zip _____	Owner <i>P.D. Nobel</i>	Date <u>1/5/2022</u>
Phone: <u>(707) 486-7252</u>	Authorized Agent*	Date
Email: <u>pnobel@J5ip.com</u>		

\* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:  
I, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
SEE LOA

AGENT:  
I designate \_\_\_\_\_ to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<u>OWNER</u>	Signatures	<u>AGENT</u>
See LOA		
Signature of Owner _____		Signature of Agent _____
Owner Mailing Address _____		Agent Mailing Address _____
_____		_____
Owner Phone Number _____		Agent Phone Number _____



## CALIFORNIA WATER SERVICE

1720 North First Street  
San Jose, CA 95112-4598 Tel: (408) 367-8200

December 8, 2021

City of Visalia  
315 E. Acequia Avenue  
Community Development Department  
Visalia CA 93291  
Attn: Planning Department

RE: Landowner's Letter of Authorization;  
Application for Zoning/Land Use/Building Permit;  
Property: 214 S. Giddings Street  
Visalia, CA 93291  
APN: 093-210-002-000

Dear City of Visalia,

California Water Service Company (**Landowner**) owns the Property identified above. AT&T Wireless Services occupies a portion of the Property as Landowner's **Tenant**.

Tenant has appointed J5 Infrastructure Partners and their respective employees, agents, and contractors as agents (**Agent**) to apply for and obtain any and all necessary governmental permits and approvals (**Approvals**) to construct, modify, maintain, or operate wireless communications facilities (**Facilities**) on the Property.

Landowner authorizes Agent to apply for the Approvals. This Letter of Authorization is limited to Agent or Tenant obtaining the Approvals, but not to construct any Facilities. Before constructing any Facilities, Tenant must separately obtain Landlord's additional written approval. Any Facilities Landowner may allow must comply with all Approvals. By signing below, the undersigned confirm that they have the requisite authority to bind Landowner and Tenant, respectively.

Sincerely,

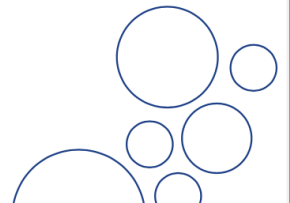
*Jason Hirata*

Jason Hirata  
Senior Counsel  
California Water Service Company

**For Agent:**

Sign: *P.D. Nobel*  
Print: Pamela Nobel

Quality. Service. Value.  
[calwater.com](http://calwater.com)





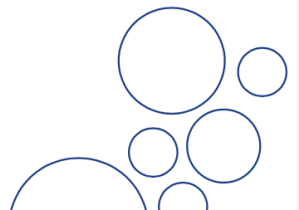


# CALIFORNIA WATER SERVICE

Site Acquisition Project Manager

Title: \_\_\_\_\_

Date: 1/05/2022





## CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive  
Visalia, CA 93292 Tel: (559) 624-1600

November 9, 2021

### **VIA EMAIL**

Paul Bernal, City Planner  
Planning Division  
City of Visalia  
315 East Acequia Avenue  
Visalia, CA 93291  
E: Paul.Bernal@visalia.city

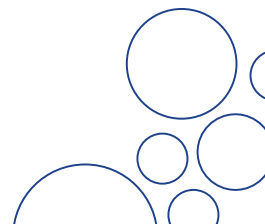
Re: 301 S. Giddings Street, Visalia, CA 93291; APN 093-210-002  
Status of Decommissioning Cal Water's Elevated Water Tank

Dear Mr. Bernal:

California Water Service Company (**Cal Water**) owns the approximately 11,909-square foot parcel at 301 S. Giddings Street in Visalia, CA (the **Property**). Cal Water owns the elevated water tank and improvements for Cal Water's operations (the **Elevated Tank**) on the Property, and leases space on the Elevated Tank to cellular carriers like AT&T to mount their antenna equipment. Cal Water does not own its tenants' leasehold improvements.

We understand that AT&T plans to relocate its equipment from Cal Water's Elevated Tank to a new antenna structure on Cal Water's Property. We also understand that the City is reviewing AT&T's expected use of the Property and Cal Water's plan for decommissioning its Elevated Tank to comply with the City of Visalia Municipal Code §§ 17.52.030 and 17.32.163. In that regard, Cal Water confirms the following information concerning the Elevated Tank and AT&T's lease with Cal Water:

Cal Water is developing plans to decommission its Elevated Tank, but it does not have a firm decommission date. Cal Water's ultimate decision to decommission the Elevated Tank depends on its ongoing review of the tank and other similar assets across the company (expected to continue through 2022), regulatory approvals, and the eventual construction of appropriate replacement facilities to ensure the availability of water supply for Cal Water customers when the Elevated Tank is decommissioned.





## CALIFORNIA WATER SERVICE

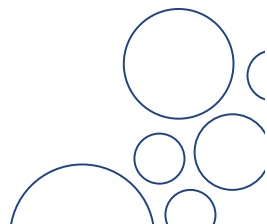
With respect to AT&T's lease with Cal Water, Cal Water confirms the lease expires on December 5, 2021. Under the lease and subject to its terms, AT&T has three unexercised 5-year options and may extend the term through December 5, 2036. If you need additional information, please call me at (559) 624-1620 ext. 74304.

Sincerely,

*Stephen Johnson*

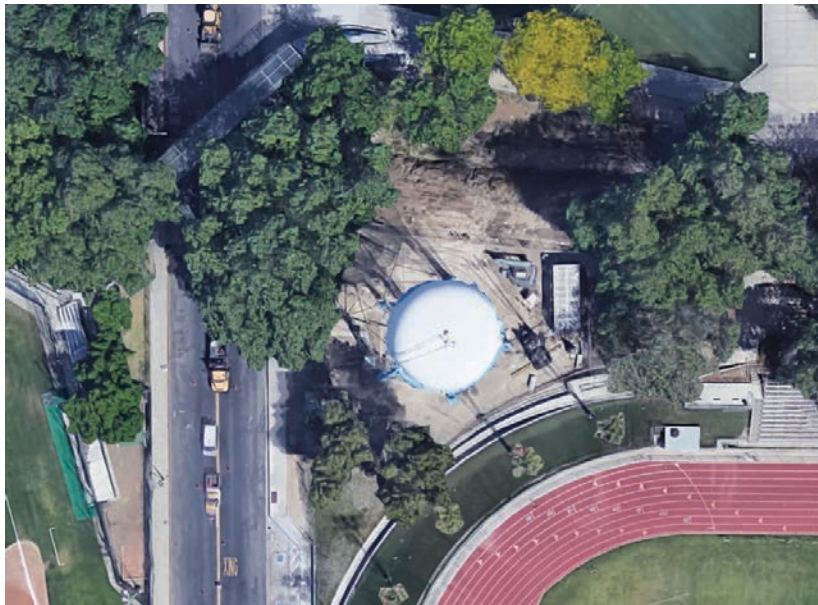
Stephen Johnson  
District Manager

Cc: Blake Whitacre, Contracts Manager, Cal Water (via email)  
Timothy Adams, Director – NorCal, J5 Infrastructure Partners (via email)



# ELECTROMAGNETIC ENERGY (EME) EXPOSURE REPORT

---



Site Name: **Central Visalia**  
Site ID: **CVL01965**  
USID: **295368**  
FA Location: **15183385**

Site Type: **Monopole**

Location: **201 S. Giddings Street  
Visalia, CA 93291**

Latitude (NAD83): **36.3286310**  
Longitude (NAD83): **-119.3050020**

Report Completed: **December 07, 2021**  
Revised Date: **December 22, 2021**  
AT&T M-RFSC **Casey Chan**

Prepared By:



Prepared for: AT&T Mobility  
c/o J5 Infrastructure.  
1150 Ballena Boulevard  
Suite #259  
Alameda, CA 94501



## Site Compliance Conclusion

**The AT&T site CVL01965 located at 201 S. Giddings Street Visalia, CA 93291 will comply with FCC Guidelines.**

## Executive Summary

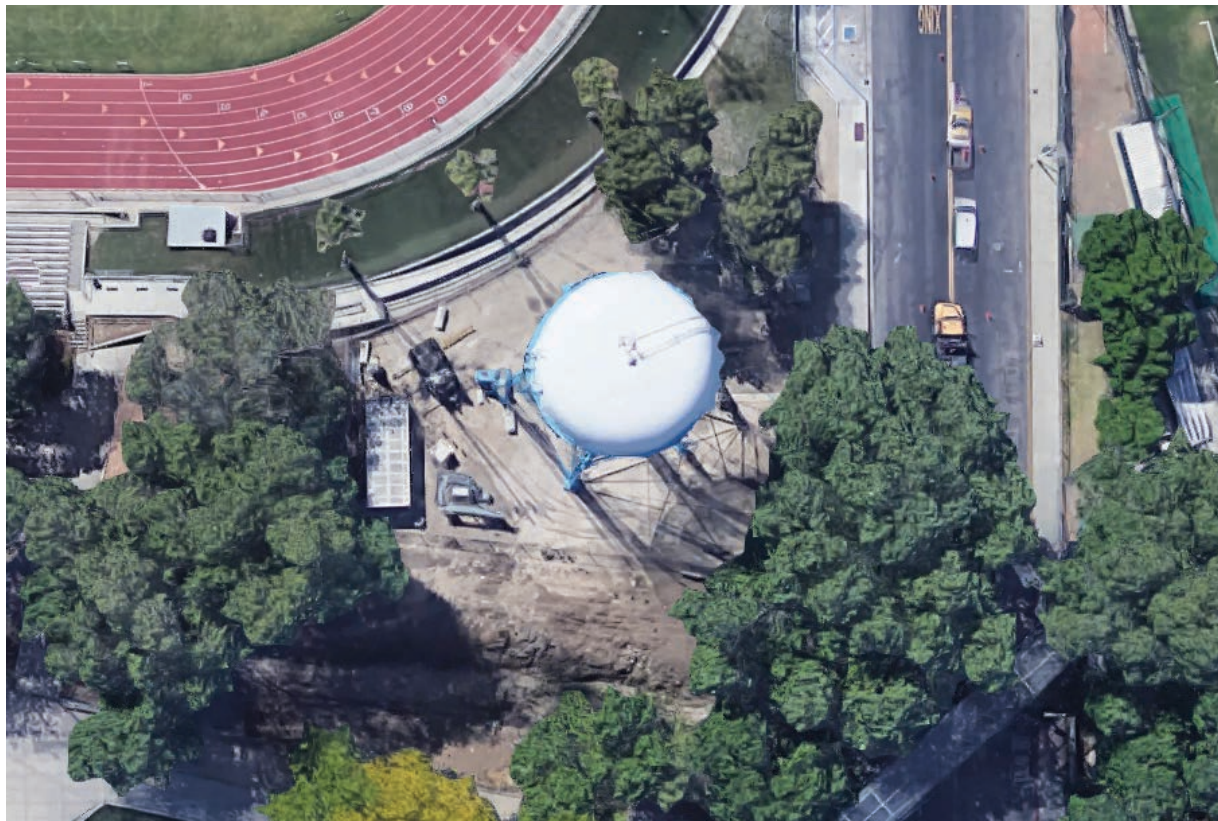
Occupational Safety & Compliance Engineering (OSC Engineering) has been contracted by J5 Infrastructure, Inc. to conduct an RF (radio frequency) computer simulated analysis. The Federal Communications Commission (FCC) has set limits on RF energy exposed to humans on a wireless cell site. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits and a compliance check should be performed routinely to ensure site compliance. Per AT&T Policy simulations are performed at 75% duty cycle other than UTMS (100%) or as noted. RoofMaster software was utilized in the creation of this report.

OSC Engineering uses the FCC OET-65 as well as AT&T Standards to make recommendations based on results and information gathered from drawings and Radio Frequency Data Sheets. Included in this analysis is an Ericsson AIR (TDD) power reduction factor (0.32) of the maximum to account for spatial distribution of served users, as recommended by AT&T, based on the United Nations International Telecommunication Union ITU-T Series K, Supplement 16 (20 May 2019).

A site-specific compliance plan is recommended for each transmitting site. This report serves as a single piece of the overall compliance plan.

## Site Overview and Description

- The antennas are mounted on a monopole
- The site consists of three (3) sectors with a total of nine (9) antennas
- The site is not co-located



## **Compliance Results of the Proposed Site (theoretical simulation)**

A result over 100% does not make a site out of compliance with FCC guidelines. For results over 100% of the FCC Limit, further remediation is required to consider the site compliant per FCC Guidelines. See the report entitled **RECOMMENDATIONS** for compliance actions required for FCC and AT&T Compliance. Areas exceeding the FCC Limit are demarcated with barriers and appropriate signage. Areas Outside of the demarcated areas are below the FCC Limits (under 100% GP). The remediation actions bring the site into compliance. Results are given in terms of the FCC General Population. Please see the page entitled **FCC MPE Limits (from OET-65)** for further information. On-site measurements may yield different results, as antennas do not always operate at full capacity.

### **Maximum simulated RF Exposure Level from (AT&T antennas @ top of water tank):**

33.63 % FCC General Population MPE Limit

### **Maximum simulated RF Exposure Level from (AT&T antennas @ ground):**

0.11 % FCC General Population MPE Limit

## Antenna Inventory

All technical data and specifications shown below are collected from drawings and/or documents provided by the client, as well as from online databases and/or a visit to this facility. Unknown wireless transmitting antennas are simulated using conservative values when information is not available.

Antenna	Operator	Frequency (MHz)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (Rad) (ft)
A1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	130	142
A1	AT&T LTE / 5G	2100	Panel	Matsing	MS-MBA-3.2-H4-L4	130	142
A1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	90	142
A1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	90	142
A1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	50	142
A1	AT&T LTE / 5G	2100	Panel	Matsing	MS-MBA-3.2-H4-L4	50	142
A1	AT&T LTE B12	700	Panel	Matsing	MS-MBA-3.2-H4-L4	90	142
A1	AT&T 5G	850	Panel	Matsing	MS-MBA-3.2-H4-L4	90	142
A2	AT&T Cband	3700	Panel	Ericsson	AIR6449 N77D	90	142
A3	AT&T LTE B14	700	Panel	Quintel	QD86512-2	90	142
A3	AT&T LTE	1900	Panel	Quintel	QD86512-2	90	142
A3	AT&T LTE	2300	Panel	Quintel	QD86512-2	90	142
B1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	10	142
B1	AT&T LTE / 5G	2100	Panel	Matsing	MS-MBA-3.2-H4-L4	10	142
B1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	330	142

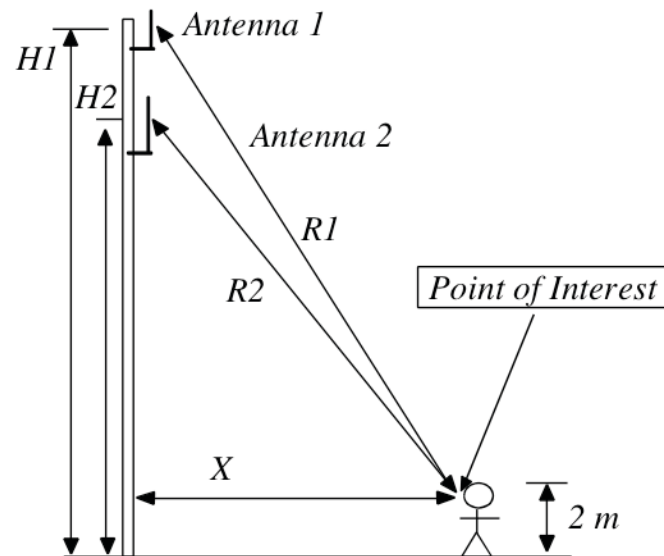


Antenna	Operator	Frequency (MHz)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (Rad) (ft)
B1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	330	142
B1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	290	142
B1	AT&T LTE / 5G	2100	Panel	Matsing	MS-MBA-3.2-H4-L4	290	142
B1	AT&T LTE B12	700	Panel	Matsing	MS-MBA-3.2-H4-L4	330	142
B1	AT&T 5G	850	Panel	Matsing	MS-MBA-3.2-H4-L4	330	142
B2	AT&T Cband	3700	Panel	Ericsson	AIR6449 N77D	330	142
B3	AT&T LTE B14	700	Panel	Quintel	QD86512-2	330	142
B3	AT&T LTE	1900	Panel	Quintel	QD86512-2	330	142
B3	AT&T LTE	2300	Panel	Quintel	QD86512-2	330	142
C1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	250	142
C1	AT&T LTE / 5G	2100	Panel	Matsing	MS-MBA-3.2-H4-L4	250	142
C1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	210	142
C1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	210	142
C1	AT&T LTE / 5G	1900	Panel	Matsing	MS-MBA-3.2-H4-L4	170	142
C1	AT&T LTE / 5G	2100	Panel	Matsing	MS-MBA-3.2-H4-L4	170	142
C1	AT&T LTE B12	700	Panel	Matsing	MS-MBA-3.2-H4-L4	210	142
C1	AT&T 5G	850	Panel	Matsing	MS-MBA-3.2-H4-L4	210	142
C2	AT&T Cband	3700	Panel	Ericsson	AIR6449 N77D	210	142
C3	AT&T LTE B14	700	Panel	Quintel	QD86512-2	210	142
C3	AT&T LTE	1900	Panel	Quintel	QD86512-2	210	142
C3	AT&T LTE	2300	Panel	Quintel	QD86512-2	210	142

## FCC Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

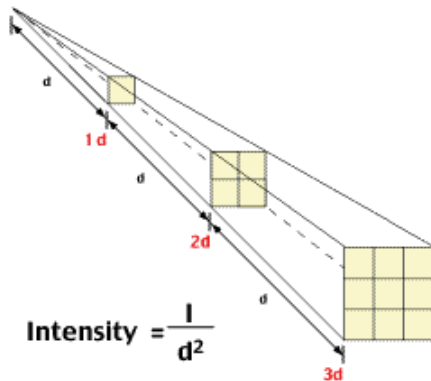
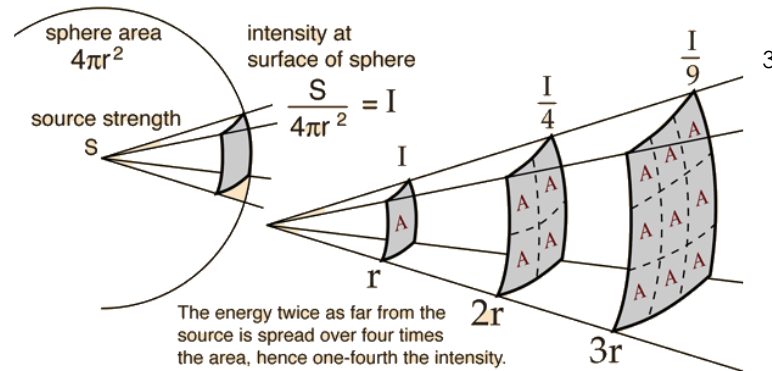
In the simple example shown in the below diagram, it is desired to determine the power density at a given location **X** meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, **H1** and **H2**, must be known in order to calculate the distances, **R1** and **R2**, from the antennas to the point of interest.<sup>1</sup>



<sup>1</sup> OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Page 37- 38

## Inverse Square Law

The inverse-square law, in physics, is any physical law stating that a specified physical quantity or intensity is inversely proportional to the square of the distance from the source of that physical quantity. The fundamental cause for this can be understood as geometric dilution corresponding to point-source radiation into three-dimensional space. The inverse-square law generally applies when some force, energy, or other conserved quantity is evenly radiated outward from a point source in three-dimensional space. Since the surface area of a sphere (which is  $4\pi r^2$ ) is proportional to the square of the radius, as the emitted radiation gets farther from the source, it is spread out over an area that is increasing in proportion to the square of the distance from the source.<sup>2</sup>



Where:

- $I_1$  = Intensity 1 at  $D_1$
- $I_2$  = Intensity 2 at  $D_2$
- $D_1$  = Distance 1 from source
- $D_2$  = Distance 2 from source

$$\frac{I_1}{I_2} = \frac{D_2^2}{D_1^2}$$

<sup>2</sup> [https://en.wikipedia.org/wiki/Inverse-square\\_law](https://en.wikipedia.org/wiki/Inverse-square_law)

<sup>3</sup> <http://hyperphysics.phy-astr.gsu.edu/hbase/Forces/isq.html>

<sup>4</sup> <https://www.nde-ed.org/GeneralResources/Formula/RTFormula/InverseSquare/InverseSquareLaw.htm>

**Result: Surrounding Building(s)**

The surrounding buildings labeled 1 will be below FCC MPE Limits for the General Population





## Certification

The undersigned is a Professional Engineer, holding a California Registration No. 19677

Reviewed and approved by:



John Bachoua, PE

Date: December 07, 2021

The engineering and design of all related structures as well as the impact of the antennas on the structural integrity of the design are specifically excluded from this report's scope of work. This report's scope of work is limited to an evaluation of the Electromagnetic Energy (EME) RF emissions field generated by the antennas listed in this report. When client and others have supplied data, it is assumed to be correct.

## **FCC MPE Limits (from OET-65)**

**Occupational/controlled<sup>5</sup>** exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means. As discussed later, the occupational/controlled exposure limits also apply to amateur radio operators and members of their immediate household.

**General population/uncontrolled<sup>6</sup>** exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

---

<sup>5</sup> OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

<sup>6</sup> OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

## **Limits for Maximum Permissible Exposure (MPE)<sup>7</sup>**

“The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive.”<sup>8</sup>

### **(A) Limits for Occupational/Controlled Exposure**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
32-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

### **(B) Limits for General Population /Uncontrolled Exposure**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f= Frequency in MHz

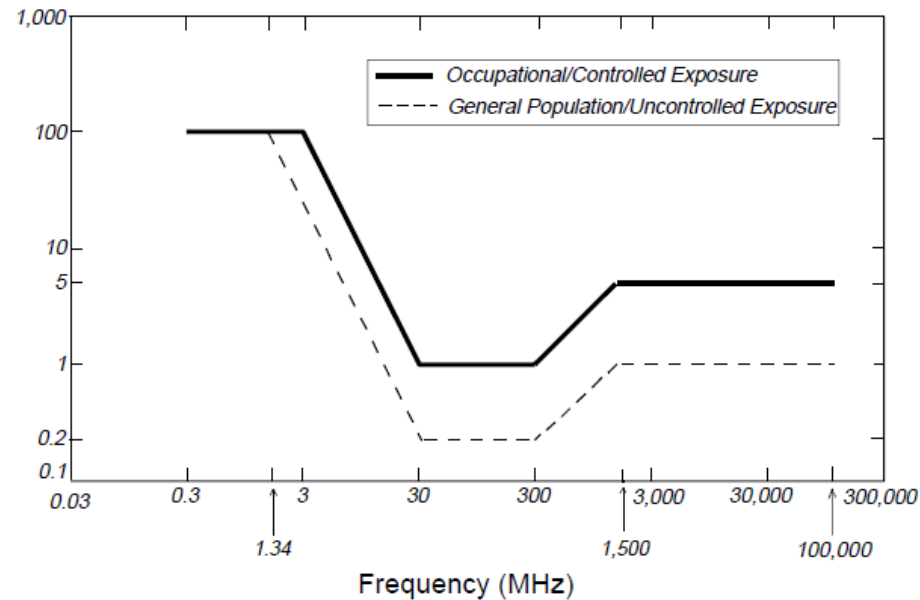
\*Plane-wave equivalent power density

<sup>7</sup> OET-65 “FCC Guidelines Table 1 pg. 72.

<sup>8</sup> OET-65 “FCC Guidelines for Evaluating Exposure to RF Emissions”, pg. 8

## Limits for Maximum Permissible Exposure (MPE) continued<sup>9</sup>

*Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)  
Plane-wave Equivalent Power Density*



“MPE Limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm<sup>2</sup>), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). In the far-field of a transmitting antenna, where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal (“[plane-wave” conditions], these quantities are related by the following equation:

$$S = \frac{E^2}{3770} = 37.7H^2$$

where: S = power density (mW/cm<sup>2</sup>)  
 E = electric field strength (V/m)  
 H = magnetic field strength (A/m)

<sup>9</sup> OET-65 “FCC Guidelines Table 1 pg. 72.



## **Limitations**

OSC Engineering completed this report based on information and data provided by the client and on-site data collection. The data provided by the client is assumed to be accurate. This report is completed by OSC Engineering to determine whether the wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. The Office of Engineering and Technology (OET-65) *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation* has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC)<sup>10</sup>. As the site is being upgraded and changed this report will become obsolete. A statistical factor reducing the actual power of the antenna system to 0.32 of maximum theoretical power is used to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. Use of this document will not hold OSC Engineering Inc. nor its employees liable legally or otherwise. This report shall not be used as a determination as to what is safe or unsafe on a given site: only for what is compliant per the FCC standards outlined in the OET-65. All workers or other people accessing any transmitting site should have proper EME awareness training. This includes, but is not limited to, obeying posted signage, keeping a minimum distance from antennas, watching EME awareness videos and formal classroom training.

---

<sup>10</sup> OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 1

## **AT&T Antenna Shut-Down Protocol**

**AT&T provides Lockout/Tagout (LOTO) procedures in Section 9.4<sup>11</sup> (9.4.1- 9.4.9) in the ND-00059. These procedures are to be followed in the event of anyone who needs access at or in the vicinity of transmitting AT&T antennas. Contact AT&T when accessing the rooftop near the transmitting antennas. Below is information regarding when to contact an AT&T representative.**

### **9.4.7 Maintenance work being performed near transmitting antennas**

Whenever anyone is working within close proximity to the transmitting antenna(s), the antenna sector, multiple sectors, or entire cell site may need to be shut down to ensure compliance with the applicable FCC MPE limit. This work may include but is not limited to structural repairs, painting or non-RF equipment services by AT&T personnel/contractors or the owner of a tower, water tank, rooftop, or other low-centerline sites. The particular method of energy control will depend on the scope of work (e.g., duration, impact to the antenna or transmission cabling, etc.) and potential for RF levels to exceed the FCC MPE limits for General Population/Uncontrolled environments

### **9.4.8 AT&T Employees and Contractors**

AT&T employees and contractors performing work on AT&T cell sites must be trained in RF awareness and must exercise control over their exposure to ensure compliance with the FCC MPE limit for Occupational/Controlled Environments ("Occupational MPE Limit").

The rule of staying at least 3 feet from antennas is no longer always adequate to prevent exposure above the Occupational MPE Limit. That general rule was applied early in the development of cellular when omni-directional antennas were primarily used and later when wide-beamwidth antennas were used. That application was then appropriate for the Occupational exposure category. However, the current prevalence of antennas with 60- and 70- degree horizontal half-power beamwidths at urban and suburban GSM and UMTS/HSDPA sites raises some question about the continued reliability of the 3-foot rule. Antennas with low bottom-tip heights and total input powers around 70-80 W can produce exposure levels exceeding the Occupational MPE Limits at 4 feet, and these levels can be augmented by emissions of co-located operators. Therefore, AT&T employees and contractors should apply the above general work procedures and use an RF personal monitor to assess exposure levels within the work vicinity.

### **9.4.9 Other Incidental Workers**

All other incidental workers who are not trained in RF safety are considered general public and subject to the FCC MPE limits for General Population/Uncontrolled Environments. In such instance, the M-RFSC (primary contact) or R-RFSC (secondary contact) must refer to the Mobility RF site survey plan to assess the potential RF exposure levels associated with the antenna system. If capable of exceeding the FCC General Population/Uncontrolled MPE limit, then local sector/site shutdown is necessary. The FE/FT must also follow the local shutdown procedure and use their RF personal monitor as a screening tool for verification, as necessary.

---

<sup>11</sup> ND-00059\_Rev\_5.1 "Lockout/Tagout (LOTO) Procedures" Page 45.





## CALIFORNIA WATER SERVICE

1720 North First Street  
San Jose, CA 95112-4598 Tel: (408) 367-8200

December 8, 2021

City of Visalia  
315 E. Acequia Avenue  
Community Development Department  
Visalia CA 93291  
Attn: Planning Department

RE: Landowner's Letter of Authorization;  
Application for Zoning/Land Use/Building Permit;  
Property: 214 S. Giddings Street  
Visalia , CA 93291  
APN: 093-210-002-000

---

Dear City of Visalia,

California Water Service Company (**Landowner**) owns the Property identified above. AT&T Wireless Services occupies a portion of the Property as Landowner's **Tenant**.

Tenant has appointed J5 Infrastructure Partners and their respective employees, agents, and contractors as agents (**Agent**) to apply for and obtain any and all necessary governmental permits and approvals (**Approvals**) to construct, modify, maintain, or operate wireless communications facilities (**Facilities**) on the Property.

Landowner authorizes Agent to apply for the Approvals. This Letter of Authorization is limited to Agent or Tenant obtaining the Approvals, but not to construct any Facilities. Before constructing any Facilities, Tenant must separately obtain Landlord's additional written approval. Any Facilities Landowner may allow must comply with all Approvals. By signing below, the undersigned confirm that they have the requisite authority to bind Landowner and Tenant, respectively.

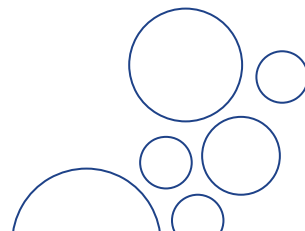
Sincerely,

*Jason Hirata*

Jason Hirata  
Senior Counsel  
California Water Service Company

**For Agent:**

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_



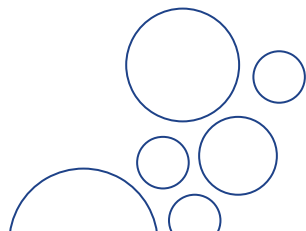




# CALIFORNIA WATER SERVICE

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Microsoft® Virtual Earth™



View from the Northwest Looking Southeast

PROPOSED



EXISTING



Completed December 01, 2021

# CVL01965

## Central Visalia

201 S Giddings Street  
Visalia, CA 93291

### VIEW 1

**APPLICANT**

AT&T Mobility  
5001 Executive Parkway  
San Ramon, CA 94583

**CONTACT**

J5 Infrastructure Partners  
Tim Adams  
23 Mauchly, Suite 110  
Irvine, CA 92614  
p 916.835.5120



**BLUE WATER DESIGN**

[bluewater-design.net](http://bluewater-design.net)  
michelle@bluewater-design.net  
p 425.615.0944

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



**LOCATION**

Microsoft® Virtual Earth™



View from the Southwest Looking Northeast

**EXISTING**



**PROPOSED**



Completed December 01, 2021

# CVL01965

## Central Visalia

201 S Giddings Street  
Visalia, CA 93291

# VIEW 2

**APPLICANT**

AT&T Mobility  
5001 Executive Parkway  
San Ramon, CA 94583

**CONTACT**

J5 Infrastructure Partners  
Tim Adams  
23 Mauchly, Suite 110  
Irvine, CA 92614  
p 916.835.5120



**BLUE WATER DESIGN**

[bluewater-design.net](http://bluewater-design.net)  
michelle@bluewater-design.net  
p 425.615.0944

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



Microsoft® Virtual Earth™

**LOCATION**



View from the South Looking North

**EXISTING**



**PROPOSED**



Completed December 01, 2021

# CVL01965

## Central Visalia

201 S Giddings Street  
Visalia, CA 93291

### VIEW 3

**APPLICANT**

AT&T Mobility  
5001 Executive Parkway  
San Ramon, CA 94583

**CONTACT**

J5 Infrastructure Partners  
Tim Adams  
23 Mauchly, Suite 110  
Irvine, CA 92614  
p 916.835.5120



**BLUE WATER DESIGN**

[bluewater-design.net](http://bluewater-design.net)  
michelle@bluewater-design.net  
p 425.615.0944

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



**REVIEWED**  
By StevenRamon at 5:34 pm, Oct 12, 2021



**SITE NUMBER:** CVL01965  
**SITE NAME:** CENTRAL VISALIA  
**SITE TYPE:** MONOPOLE / SHELTER  
**ADDRESS:** 201 S. GIDDINGS STREET  
 VISALIA, CA 93291

USID: 295368  
 FA#: 15183385  
 LTE1C Cell Site Replacement  
 PACE #: MRSFR070452  
 PTN #: 3701A0TN5E  
 LTE 2C  
 PTN #: 3701A0X1VS  
 PACE #: MRSFR074938  
 LTE 3C  
 PTN #: 3701A0X1VW  
 PACE #: MRSFR074934  
 LTE 4C  
 PTN #: 3701A0X1W3  
 PACE #: MRSFR074936  
 LTE 5C  
 PTN #: 3701A0X1W4  
 PACE #: MRSFR074937  
 5G NR 1DR-2  
 PTN #: 3701A0X1VX  
 PACE #: MRSFR074933

**J5 INFRASTRUCTURE PARTNERS**  
 2030 MAIN STREET, SUITE 200  
 IRVINE, CALIFORNIA 92614

**AT&T**  
 1452 EDINGER AVE.  
 TUSTIN, CALIFORNIA 92780

**CVL01965**  
 CENTRAL VISALIA

201 S. GIDDINGS STREET  
 VISALIA, CA 93291

FA#: 15183385  
 PACE#: MRSFR070452  
 PT#: 3701A0TN5E



PROJECT TEAM	VICINITY MAP	CODE COMPLIANCE	SHEET INDEX	REV.																											
<p><b>APPLICANT / LESSEE:</b> G. SCOTT WHITE            CONSTRUCTION &amp; ENGINEERING-WEST            SR CONTRACT/SOURCING SPECIALIST            (916) 717-5878 (M) / (916) 486-3031 (O)            sw218p@att.com</p> <p><b>CONSTRUCTION MANAGER:</b>            DAN RICO / CONSTRUCTION MANAGER / 925.532.2245 /            drico@qualtekwireless.com            575 LENNON LANE, SUITE 125            WALNUT CREEK, CA 94598</p> <p><b>RF ENGINEER:</b> AT&amp;T            5001 EXECUTIVE PARKWAY            SAN RAMON, CA 94583            CONTACT: JAKE BALUYUT            EMAIL: jk7714@att.com</p> <p><b>A&amp;E MANAGER:</b>            J5 INFRASTRUCTURE PARTNERS            2030 MAIN STREET, SUITE 200            IRVINE, CA 92614            contact: STEVEN M. RAMON            email: sramon@j5ip.com            ph: (949) 247-7767 ext 158</p> <p><b>RFDS VERSION:</b> 1.0  <b>DATE UPDATED:</b> 4/14/2021</p> <p><b>PROJECT MANAGER:</b> J5 INFRASTRUCTURE PARTNERS            CONTACT: TIM ADAMS            EMAIL: TADAMS@j5ip.com            CELL: (916) 835-5120</p>		<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> <li>CALIFORNIA BUILDING STANDARDS CODE: 2019 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2020.              PART 1 - CALIFORNIA ADMINISTRATIVE CODE              PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2018 INTERNATIONAL BUILDING CODE              PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE              PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2017 NATIONAL ELECTRICAL CODE              PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2018 UNIFORM MECHANICAL CODE              PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2018 UNIFORM PLUMBING CODE              PART 6 - CALIFORNIA ENERGY CODE              PART 7 - VACANT              PART 8 - CALIFORNIA HISTORICAL BUILDING CODE              PART 9 - CALIFORNIA FIRE CODE, BASED ON THE 2018 INTERNATIONAL FIRE CODE              PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2018 INTERNATIONAL EXISTING BUILDING CODE              PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (ALSO KNOWN AS CALGREEN)              PART 12 - CALIFORNIA REFERENCED STANDARDS CODE</li> <li>ANSI/TIA-222 (REV H)</li> <li>2018 NFPA 101, LIFE SAFETY CODE</li> <li>2019 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE</li> <li>2019 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS</li> </ol>	<table border="1"> <tr> <td>T-1</td> <td>TITLE SHEET</td> <td>2</td> </tr> <tr> <td>GN-1</td> <td>GENERAL NOTES</td> <td>2</td> </tr> <tr> <td>LS-1</td> <td>TOPOGRAPHIC SURVEY</td> <td>A</td> </tr> <tr> <td>A-1</td> <td>OVERALL SITE PLAN</td> <td>2</td> </tr> <tr> <td>A-2</td> <td>ENLARGED SITE PLAN</td> <td>2</td> </tr> <tr> <td>A-3</td> <td>PROPOSED EQUIPMENT PLAN</td> <td>2</td> </tr> <tr> <td>A-4</td> <td>PROPOSED ANTENNA PLAN</td> <td>2</td> </tr> <tr> <td>A-4.1</td> <td>PROPOSED RF SCHEDULES</td> <td>2</td> </tr> <tr> <td>A-5</td> <td>PROPOSED SOUTH &amp; WEST ELEVATIONS</td> <td>2</td> </tr> </table>	T-1	TITLE SHEET	2	GN-1	GENERAL NOTES	2	LS-1	TOPOGRAPHIC SURVEY	A	A-1	OVERALL SITE PLAN	2	A-2	ENLARGED SITE PLAN	2	A-3	PROPOSED EQUIPMENT PLAN	2	A-4	PROPOSED ANTENNA PLAN	2	A-4.1	PROPOSED RF SCHEDULES	2	A-5	PROPOSED SOUTH & WEST ELEVATIONS	2	
T-1	TITLE SHEET	2																													
GN-1	GENERAL NOTES	2																													
LS-1	TOPOGRAPHIC SURVEY	A																													
A-1	OVERALL SITE PLAN	2																													
A-2	ENLARGED SITE PLAN	2																													
A-3	PROPOSED EQUIPMENT PLAN	2																													
A-4	PROPOSED ANTENNA PLAN	2																													
A-4.1	PROPOSED RF SCHEDULES	2																													
A-5	PROPOSED SOUTH & WEST ELEVATIONS	2																													
			<b>PROJECT DESCRIPTION</b>																												
			<p>INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:</p> <p><b>ANTENNA / RRU SOW:</b></p> <ul style="list-style-type: none"> <li>REMOVE (6) PANEL ANTENNAS FROM EXISTING WATER TANK</li> <li>REMOVE (3) RRUS 11 B12 FROM EXISTING WATER TANK</li> <li>REMOVE (3) RRUS 11 B5 FROM EXISTING WATER TANK</li> </ul> <p><b>EQUIPMENT SOW (GRADE LEVEL):</b></p> <ul style="list-style-type: none"> <li>INSTALL (3) RECTIFIERS WITHIN PROPOSED DCPP RACK</li> <li>INSTALL (3) STRING OF 190AH BATTERIES WITHIN EXISTING DCPP</li> <li>INSTALL (4) 6630 BBU WITHIN EXISTING RACK WITHIN SHELTER</li> <li>INSTALL (1) 6648 BBU WITHIN EXISTING RACK WITHIN SHELTER</li> <li>INSTALL (1) GPS SPLITTER WITHIN SHELTER</li> <li>INSTALL (1) BACK-UP GENERATOR ON PROPOSED CONCRETE PAD</li> <li>INSTALL (1) AUTOMATIC TRANSFER SWITCH WITHIN SHELTER</li> <li>EXISTING 200A SERVICE TO UPGRADED TO 400A SERVICE</li> </ul>																												
			<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>INT.</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>10/12/21</td> <td>REVISED 100% ZD</td> <td>SMR</td> </tr> <tr> <td>1</td> <td>09/24/21</td> <td>REVISED 100% ZD</td> <td>JY</td> </tr> <tr> <td>0</td> <td>07/26/21</td> <td>100% ZD</td> <td>SMR</td> </tr> <tr> <td>B</td> <td>04/18/21</td> <td>REVISED 90% ZD</td> <td>MM3</td> </tr> <tr> <td>A</td> <td>03/26/21</td> <td>90% ZD</td> <td>MM3</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	INT.	2	10/12/21	REVISED 100% ZD	SMR	1	09/24/21	REVISED 100% ZD	JY	0	07/26/21	100% ZD	SMR	B	04/18/21	REVISED 90% ZD	MM3	A	03/26/21	90% ZD	MM3			
REV	DATE	DESCRIPTION	INT.																												
2	10/12/21	REVISED 100% ZD	SMR																												
1	09/24/21	REVISED 100% ZD	JY																												
0	07/26/21	100% ZD	SMR																												
B	04/18/21	REVISED 90% ZD	MM3																												
A	03/26/21	90% ZD	MM3																												
			<b>PROFESSIONAL STAMP:</b>																												
			<p>It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document</p>																												
			<b>SHEET TITLE:</b>																												
			<b>T-1</b>																												
			<b>SHEET NAME:</b>																												
			<b>TITLE SHEET</b>																												
<b>SITE INFORMATION</b>	<b>GENERAL CONTRACTOR NOTES</b>	<b>DRIVING DIRECTIONS</b>																													
<p><b>PROPERTY OWNER:</b> CALIFORNIA WATER SERVICE CO.            1720 NORTH 1ST STREET            SAN JOSE, CA 95112</p> <p><b>POWER AGENCY:</b> TBD            PH: TBD  <b>TELEPHONE AGENCY:</b> AT&amp;T</p> <p><b>JURISDICTION:</b> CITY OF VISALIA            A.P.N.: 093-210-02  <b>CURRENT ZONING:</b> C-2  <b>EXISTING USE:</b> MULTIUSE  <b>PROPOSED USE:</b> MULTIUSE, COMMUNICATIONS FACILITY  <b>LATITUDE (NAD 83):</b> 36.328642            36° 19' 43.11" N  <b>LONGITUDE (NAD 83):</b> -119.305            119° 18' 18.00" W</p> <p><b>ACCESSIBILITY REQUIREMENTS:</b> FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2019, SECTION 11B-203.4 (LIMITED ACCESS SPACE)</p> <p><b>OCCUPANCY GROUPS:</b> GROUP S-1  <b>TYPE OF CONSTRUCTION:</b> STORAGE THEREFORE TO BE TYPE II-N CONSTRUCTION</p> <p><b>SPRINKLERS:</b> NON-SPRINKLERED  <b>STORIES:</b> N/A  <b>AREA OF WORK (SQ.FT.):</b> EQUIPMENT AT GRADE: - SQ FT.</p>	<p>DO NOT SCALE DRAWINGS</p> <p>THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p> <p><b>GENERAL NOTES</b></p> <p>THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.</p> <p><b>STATEMENTS</b></p> <p>STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p> <p>ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p>	<p>DIRECTIONS FROM AT&amp;T OFFICE: 1452 EDINGER AVE. TUSTIN, CA 92780</p> <ol style="list-style-type: none"> <li>HEAD NORTHEAST ON BISHOP DR TOWARD SUNSET DR</li> <li>TURN RIGHT ONTO SUNSET DR</li> <li>USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD</li> <li>USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE</li> <li>MERGE ONTO I-680 S</li> <li>TAKE EXIT 30B TO MERGE ONTO I-580 W TOWARD DUBLIN/OAKLAND</li> <li>KEEP RIGHT AT THE FORK TO STAY ON I-580 W, FOLLOW SIGNS FOR OAKLAND/SAN FRANCISCO</li> <li>USE THE LEFT 3 LANES TO TAKE EXIT 19A TO MERGE ONTO I-80 W TOWARD SAN FRANCISCO</li> <li>USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 1C TOWARD NINTH STREET/CIVIC CENTER</li> <li>KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR 8TH ST AND MERGE ONTO 8TH ST</li> <li>MERGE ONTO 8TH ST</li> <li>SLIGHT RIGHT TO STAY ON 8TH ST</li> <li>TURN RIGHT ONTO BRANNAN ST</li> <li>SLIGHT LEFT ONTO POTRERO AVE</li> <li>TURN RIGHT ONTO 17TH ST</li> </ol>																													



GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- 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

A.B. ANCHOR BOLT  
 ABV. ABOVE  
 ACCA ANTENNA CABLE COVER ASSEMBLY  
 ADD'L ADDITIONAL  
 A.F.F. ABOVE FINISHED FLOOR  
 A.F.G. ABOVE FINISHED GRADE  
 ALUM. ALUMINUM  
 ALT. ALTERNATE  
 ANT. ANTENNA  
 APPRX. APPROXIMATE(LY)  
 ARCH. ARCHITECT(JURAL)  
 AWG. AMERICAN WIRE GAUGE  
 BLDG. BUILDING  
 BLK. BLOCK  
 BLKG. BLOCKING  
 BM. BEAM  
 B.N. BOUNDARY NAILING  
 BTCW. BARE TINNED COPPER WIRE  
 B.O.F. BOTTOM OF FOOTING  
 B/U BACK-UP CABINET  
 CAB. CABINET  
 CANT. CANTILEVER(ED)  
 C.I.P. CAST IN PLACE  
 CLG. CEILING  
 CLR. CLEAR  
 COL. COLUMN  
 CONC. CONCRETE  
 CONN. CONNECTION(OR)  
 CONST. CONSTRUCTION  
 CONT. CONTINUOUS  
 d PENNY (NAILS)  
 DBL. DOUBLE  
 DEPT. DEPARTMENT  
 D.F. DOUGLAS FIR  
 DIA. DIAMETER  
 DIAG. DIAGONAL  
 DIM. DIMENSION  
 DWG. DRAWING(S)  
 DWL. DOWEL(S)  
 EA. EACH  
 EL. ELEVATION  
 ELEC. ELECTRICAL  
 ELEV. ELEVATOR  
 EMT. ELECTRICAL METALLIC TUBING  
 E.N. EDGE NAIL  
 ENG. ENGINEER  
 EQ. EQUAL  
 EXP. EXPANSION  
 EXST.(E) EXISTING  
 EXT. EXTERIOR  
 FAB. FABRICATION(OR)  
 F.F. FINISH FLOOR  
 F.G. FINISH GRADE  
 FIN. FINISH(ED)  
 FLR. FLOOR

FDN. FOUNDATION  
 F.O.C. FACE OF CONCRETE  
 F.O.M. FACE OF MASONRY  
 F.O.S. FACE OF STUD  
 F.O.W. FACE OF WALL  
 F.S. FINISH SURFACE  
 FT.( ' ) FOOT (FEET)  
 FTG. FOOTING  
 G. GROWTH (CABINET)  
 GA. GAUGE  
 GI. GALVANIZE(D)  
 G.F.I. GROUND FAULT CIRCUIT  
 INTERRUPTER  
 GLB. (GLU-LAM) GLUE LAMINATED BEAM  
 GPS GLOBAL POSITIONING SYSTEM  
 GRND. GROUND  
 HDR. HEADER  
 HGR. HANGER  
 HT. HEIGHT  
 I.CGB. ISOLATED COPPER GROUND BUS  
 IN. ( " ) INCH(ES)  
 INT. INTERIOR  
 LB.(#) POUND(S)  
 L.B. LAG BOLTS  
 L.F. LINEAR FEET (FOOT)  
 L. LONG(ITUDINAL)  
 MAS. MASONRY  
 MAX. MAXIMUM  
 M.B. MACHINE BOLT  
 MECH. MECHANICAL  
 MFR. MANUFACTURER  
 MIN. MINIMUM  
 MISC. MISCELLANEOUS  
 MTL. METAL  
 (N) NEW  
 NO.(#) NUMBER  
 N.T.S. NOT TO SCALE  
 O.C. ON CENTER  
 OPNG. OPENING  
 P/C PRECAST CONCRETE  
 PCS PERSONAL COMMUNICATION  
 PLY. PLYWOOD  
 PPC POWER PROTECTION CABINET  
 PRC PRIMARY RADIO CABINET  
 P.S.F. POUNDS PER SQUARE FOOT  
 P.S.I. POUNDS PER SQUARE INCH  
 P.T. PRESSURE TREATED  
 PWR. POWER (CABINET)  
 QTY. QUANTITY  
 RAD.(R) RADIUS  
 REF. REFERENCE  
 REINF. REINFORCEMENT(ING)  
 REQ'D/ REQUIRED  
 RGS. RIGID GALVANIZED STEEL

ABBREVIATIONS:

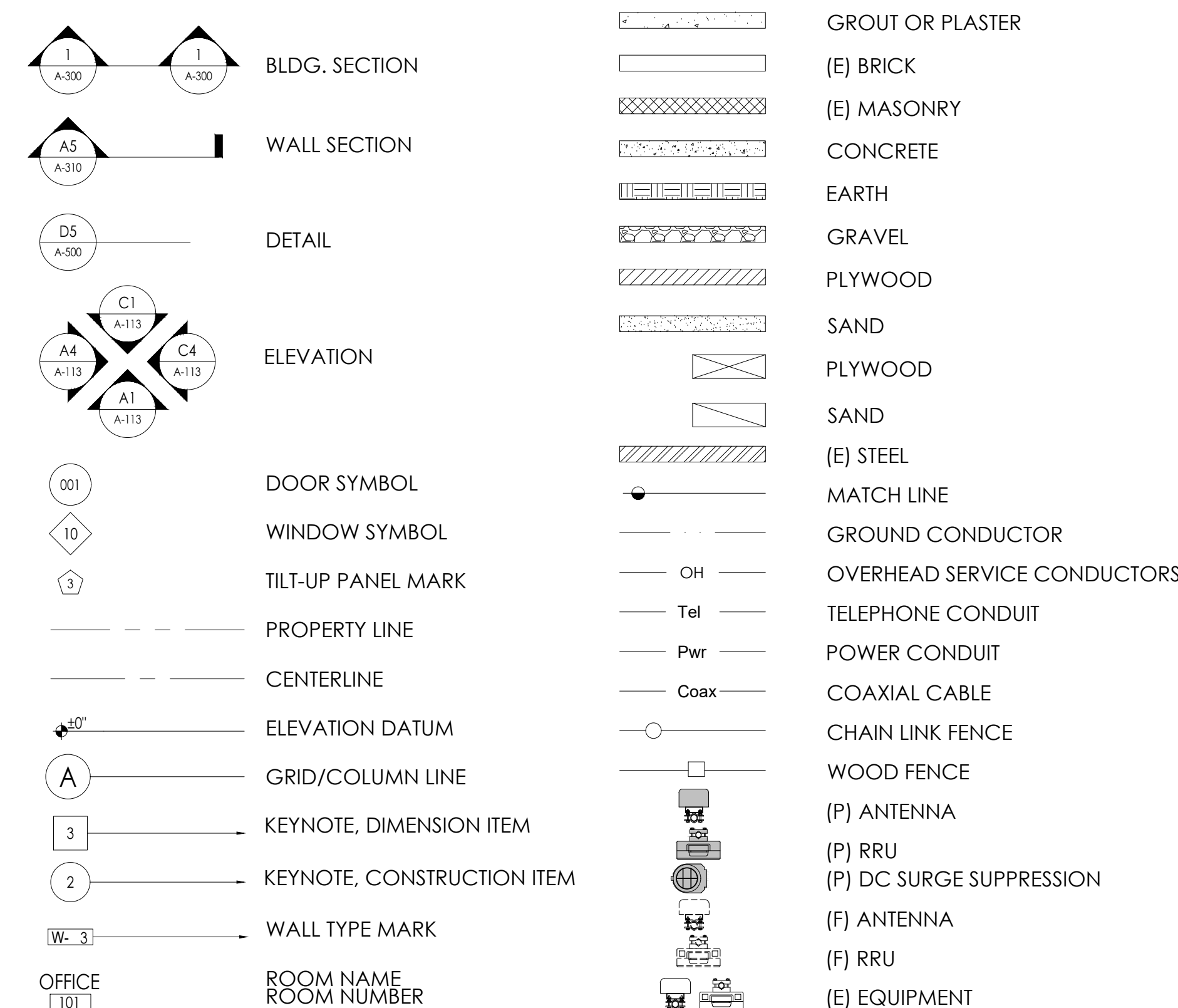
FOUNDATION  
 FACE OF CONCRETE  
 FACE OF MASONRY  
 FACE OF STUD  
 FACE OF WALL  
 FINISH SURFACE  
 FOOT (FEET)  
 FOOTING  
 GROWTH (CABINET)  
 GAUGE  
 GALVANIZE(D)  
 GROUND FAULT CIRCUIT  
 GLUE LAMINATED BEAM  
 GLOBAL POSITIONING SYSTEM  
 GROUND  
 HEADER  
 HANGER  
 HEIGHT  
 ISOLATED COPPER GROUND BUS  
 INCH(ES)  
 INTERIOR  
 POUND(S)  
 LAG BOLTS  
 LINEAR FEET (FOOT)  
 LONG(ITUDINAL)  
 MASONRY  
 MAXIMUM  
 MACHINE BOLT  
 MECHANICAL  
 MANUFACTURER  
 MINIMUM  
 MISCELLANEOUS  
 METAL  
 NEW  
 NUMBER  
 NOT TO SCALE  
 ON CENTER  
 OPENING  
 PRECAST CONCRETE  
 PERSONAL COMMUNICATION  
 PLYWOOD  
 POWER PROTECTION CABINET  
 PRIMARY RADIO CABINET  
 POUNDS PER SQUARE FOOT  
 POUNDS PER SQUARE INCH  
 PRESSURE TREATED  
 POWER (CABINET)  
 QUANTITY  
 RADIUS  
 REFERENCE  
 REINFORCEMENT(ING)  
 REQUIRED  
 RIGID GALVANIZED STEEL

SCH. SCHEDULE  
 SHT. SHEET  
 SIM. SIMILAR  
 SPEC. SPECIFICATIONS  
 SQ. SQUARE  
 S.S. STAINLESS STEEL  
 STD. STANDARD  
 STL. STEEL  
 STRUC. STRUCTURAL  
 TEMP. TEMPORARY  
 THK.(NESS) THICK(NESS)  
 T.N. TOE NAIL  
 T.O.A. TOP OF ANTENNA  
 T.O.C. TOP OF CURB  
 T.O.F. TOP OF FOUNDATION  
 T.O.P. TOP OF PLATE (PARAPET)  
 T.O.S. TOP OF STEEL  
 T.O.W. TOP OF WALL  
 TYP. TYPICAL  
 U.G. UNDER GROUND  
 U.L. UNDERWRITERS LABORATORY  
 U.N.O. UNLESS NOTED OTHERWISE  
 V.I.F. VERIFY IN FIELD  
 W. WIDE (WIDTH)  
 W/W. WITH  
 WD. WOOD  
 W.P. WEATHERPROOF  
 WT. WEIGHT  
 CL. CENTERLINE  
 PL. PLATE, PROPERTY LINE

APPLICABLE CODES, REGULATIONS AND STANDARDS:

- 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, FIFTEENTH 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 TELCORDIA GR-63 NETWORK
  - 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.

SYMBOLS LEGEND:



**INFRASTRUCTURE PARTNERS**  
 2030 MAIN STREET, SUITE 200  
 IRVINE, CALIFORNIA 92614

**AT&T**  
 1452 EDINGER AVE.  
 JUSTIN, CALIFORNIA 92780

**CVL01965**  
**CENTRAL VISALIA**  
 201 S. GIDDINGS STREET  
 VISALIA, CA 93291  
 FA#: 15183385  
 PACE#: MRSFR070452  
 PT#: 3701A01N5E

REV	DATE	DESCRIPTION	INT.
2	10/12/21	REVISED 100% ZD	SMR
1	09/24/21	REVISED 100% ZD	JY
0	07/26/21	100% ZD	SMR
B	04/18/21	REVISED 90% ZD	MM3
A	03/26/21	90% ZD	MM3

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

**GN-1**

**GENERAL NOTES**

VENDOR: APPLICANT: SITE INFORMATION: DESIGN RECORD: PROFESSIONAL STAMP: SHEET TITLE: SHEET NAME:

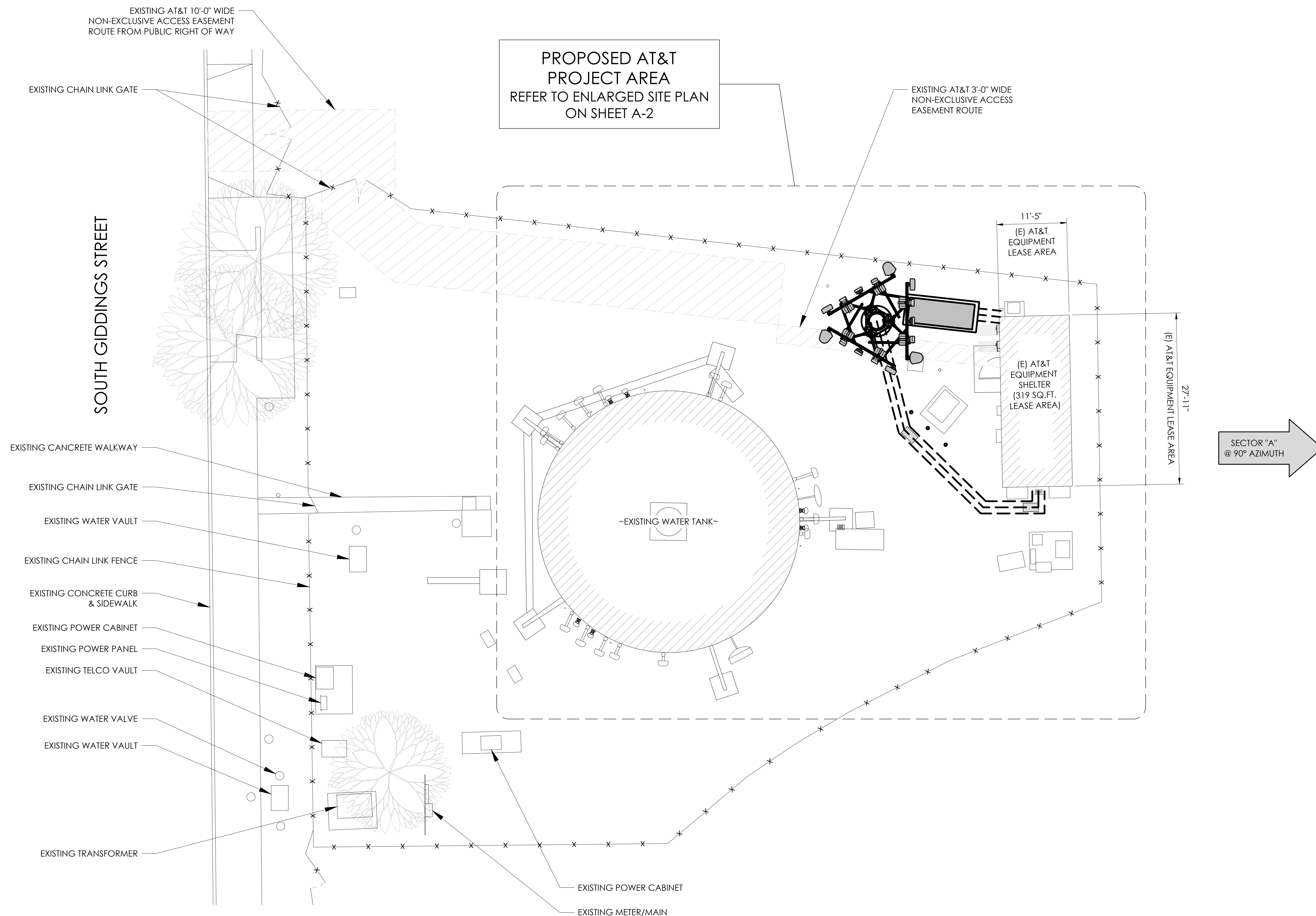
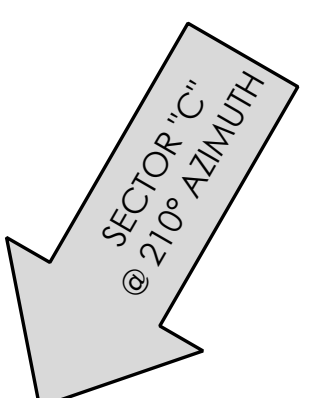






**THIS IS NOT A SITE SURVEY**

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.



**PROPOSED AT&T PROJECT AREA**  
REFER TO ENLARGED SITE PLAN ON SHEET A-2

SOUTH GIDDINGS STREET

- EXISTING AT&T 10'-0" WIDE NON-EXCLUSIVE ACCESS EASEMENT ROUTE FROM PUBLIC RIGHT OF WAY
- EXISTING CHAIN LINK GATE
- EXISTING CONCRETE WALKWAY
- EXISTING CHAIN LINK GATE
- EXISTING WATER VAULT
- EXISTING CHAIN LINK FENCE
- EXISTING CONCRETE CURB & SIDEWALK
- EXISTING POWER CABINET
- EXISTING POWER PANEL
- EXISTING TELCO VAULT
- EXISTING WATER VALVE
- EXISTING WATER VAULT
- EXISTING TRANSFORMER

EXISTING AT&T 3'-0" WIDE NON-EXCLUSIVE ACCESS EASEMENT ROUTE

11'-5"  
(E) AT&T EQUIPMENT LEASE AREA

(E) AT&T EQUIPMENT SHELTER (319 SQ.FT. LEASE AREA)

27'-11"  
(E) AT&T EQUIPMENT LEASE AREA

~EXISTING WATER TANK~

EXISTING POWER CABINET  
EXISTING METER/MAIN

**INFRASTRUCTURE PARTNERS**  
2030 MAIN STREET, SUITE 200  
IRVINE, CALIFORNIA 92614

**AT&T**  
1452 EDINGER AVE.  
TUSTIN, CALIFORNIA 92780

**CVL01965**  
CENTRAL VISALIA  
201 S. GIDDINGS STREET  
VISALIA, CA 93291

FA#: 15183385  
PACE#: MRSFR070452  
PT#: 3701A01N5E

REV	DATE	DESCRIPTION	INT.
2	10/12/21	REVISED 100% ZD	SMR
1	09/24/21	REVISED 100% ZD	JY
0	07/26/21	100% ZD	SMR
B	04/18/21	REVISED 90% ZD	MM3
A	03/26/21	90% ZD	MM3

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

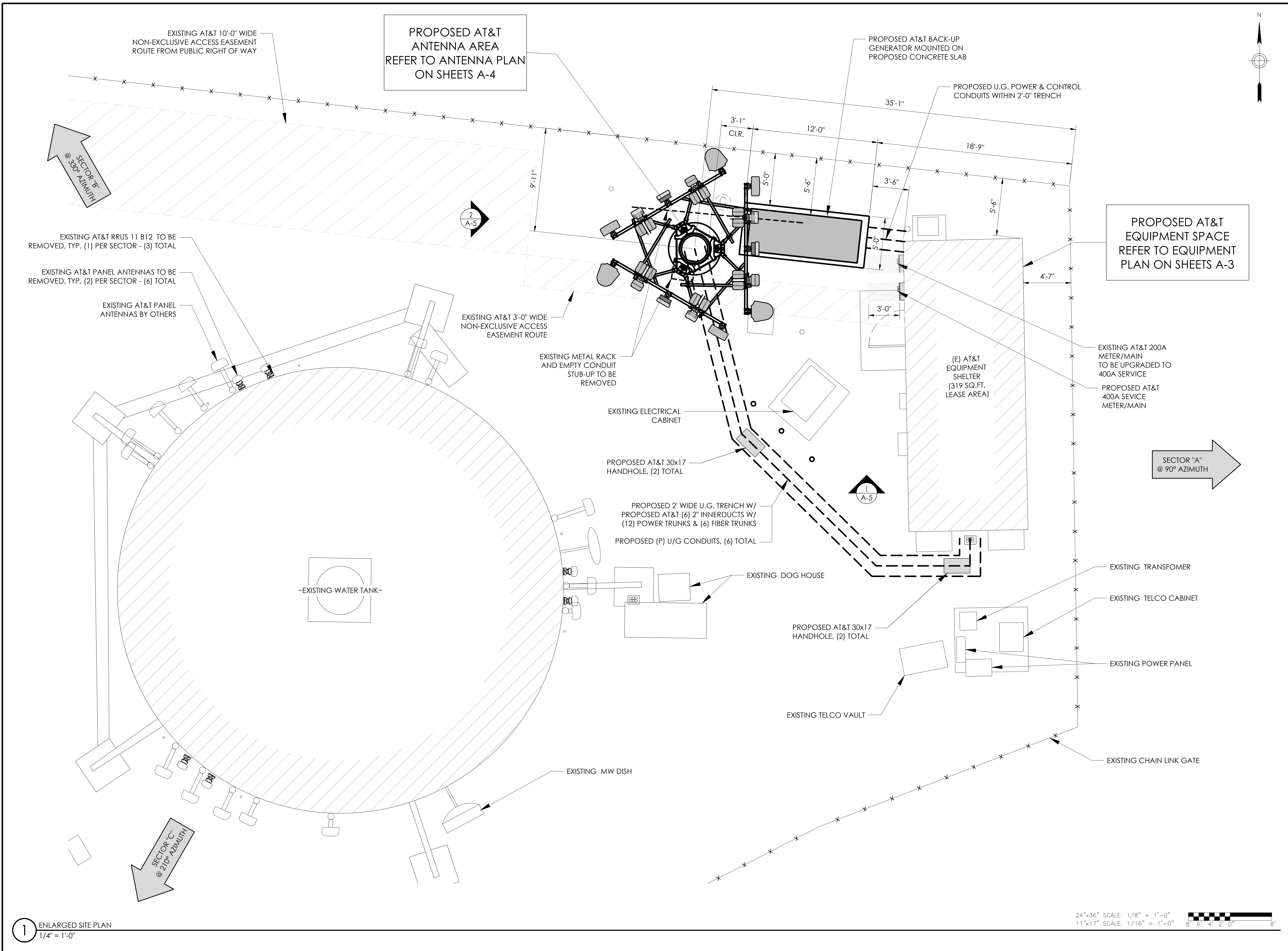
**A-1**

**OVERALL SITE PLAN**

1 OVERALL SITE PLAN  
1/8" = 1'-0"

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8" 6" 4" 2" 0" 8"





VENDOR:  
**INFRASTRUCTURE PARTNERS**  
 2030 MAIN STREET, SUITE 200  
 IRVINE, CALIFORNIA 92614

APPLICANT:  
**AT&T**  
 1452 EDINGER AVE.  
 TUSTIN, CALIFORNIA 92780

SITE INFORMATION:  
**CVL01965**  
**CENTRAL VISALIA**  
 201 S. GIDDINGS STREET  
 VISALIA, CA 93291  
 FA#: 15183385  
 PACE#: MRSFR070452  
 PT#: 3701A0TN5E

DESIGN RECORD:

REV	DATE	DESCRIPTION	INT.
2	10/12/21	REVISED 100% ZD	SMR
1	09/24/21	REVISED 100% ZD	JY
0	07/26/21	100% ZD	SMR
B	04/18/21	REVISED 90% ZD	MM3
A	03/26/21	90% ZD	MM3

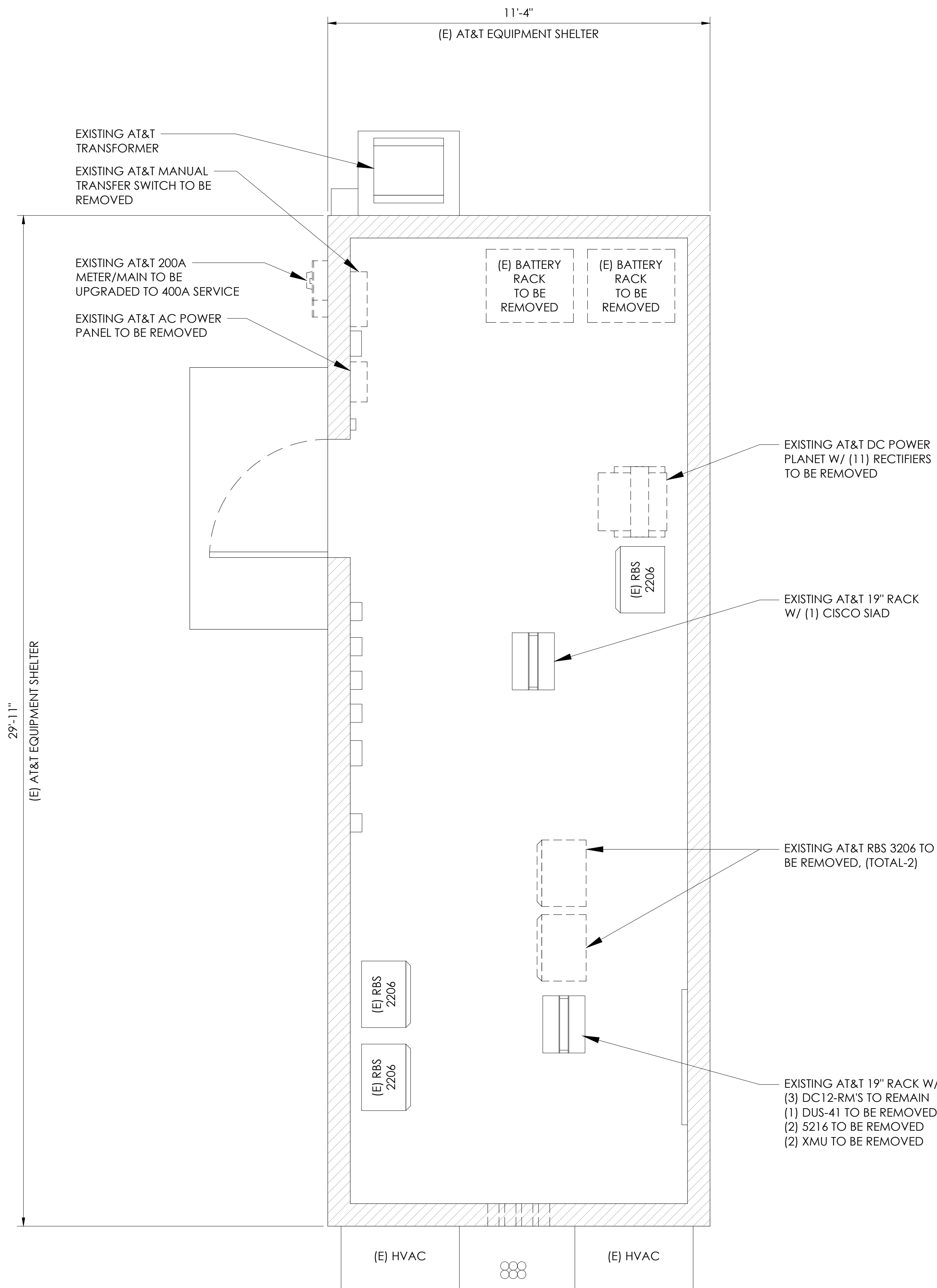
PROFESSIONAL STAMP:  
 It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

SHEET TITLE:  
**A-2**

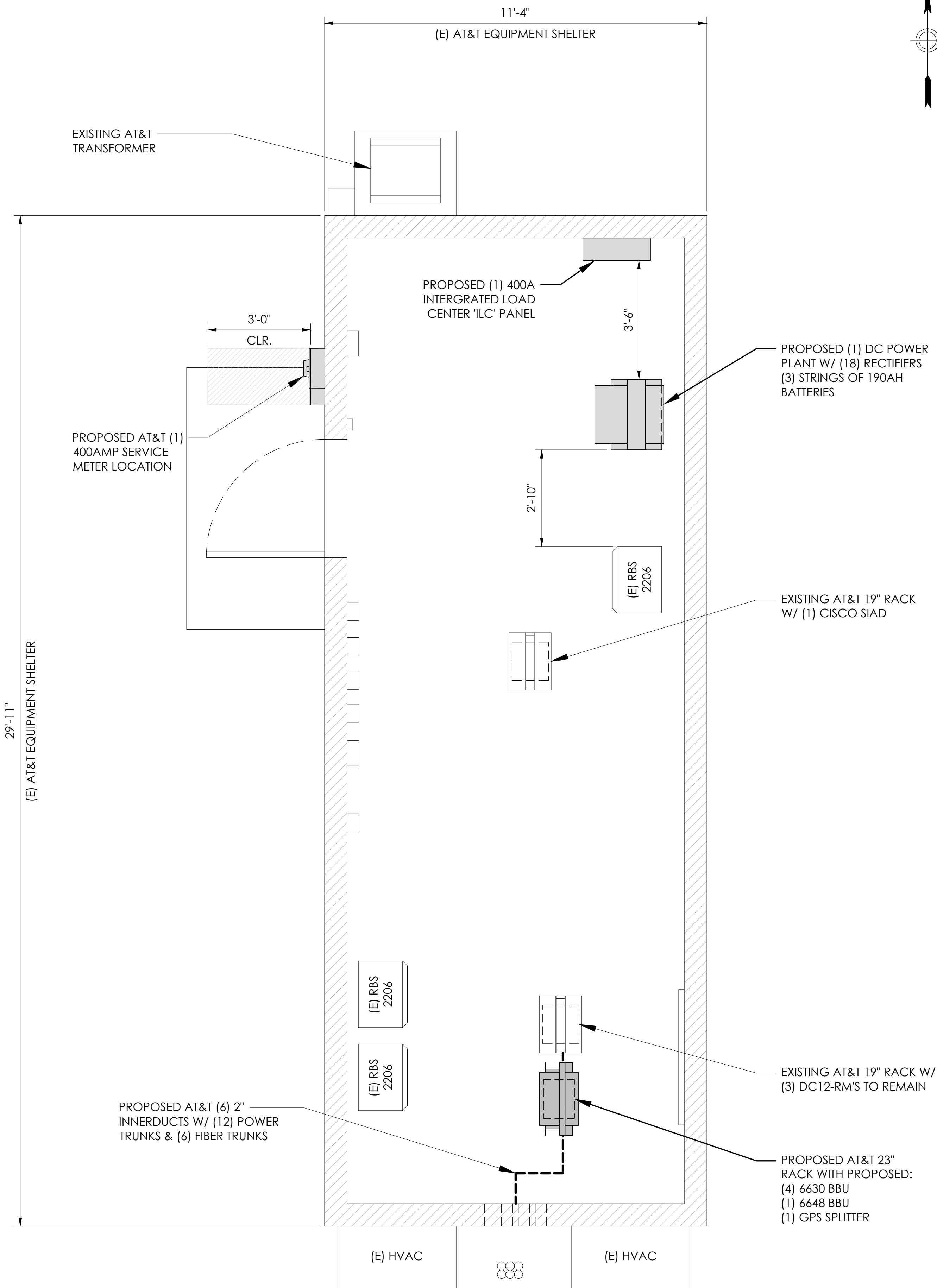
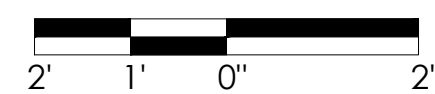
SHEET NAME:  
**ENLARGED SITE PLAN**

1 ENLARGED SITE PLAN  
 1/4" = 1'-0"

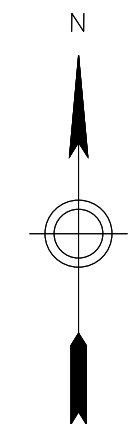
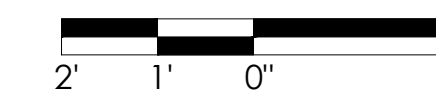
24"x36" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"  
 8" 6" 4" 2" 0" 8"



24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"



24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"



**INFRASTRUCTURE PARTNERS**  
2030 MAIN STREET, SUITE 200  
IRVINE, CALIFORNIA 92614

**AT&T**  
1452 EDINGER AVE.  
TUSTIN, CALIFORNIA 92780

**CVL01965**  
CENTRAL VISALIA  
201 S. GIDDINGS STREET  
VISALIA, CA 93291

FA#: 15183385  
PACE#: MRSFR070452  
PT#: 3701A01N5E

REV	DATE	DESCRIPTION	INT.
2	10/12/21	REVISED 100% ZD	SMR
1	09/24/21	REVISED 100% ZD	JY
0	07/26/21	100% ZD	SMR
B	04/18/21	REVISED 90% ZD	MM3
A	03/26/21	90% ZD	MM3

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

**A-3**

**EQUIPMENT PLANS**





2030 MAIN STREET, SUITE 200  
IRVINE, CALIFORNIA 92614



1452 EDINGER AVE.  
TUSTIN, CALIFORNIA 92780

**CVL01965**

**CENTRAL VISALIA**

201 S. GIDDINGS STREET  
VISALIA, CA 93291

FA#: 15183385  
PACE#: MRSFR070452  
PT#: 3701A01N5E

DESIGN RECORD:

REV	DATE	DESCRIPTION	INT.
2	10/12/21	REVISED 100% ZD	SMR
1	09/24/21	REVISED 100% ZD	JY
0	07/26/21	100% ZD	SMR
B	04/18/21	REVISED 90% ZD	MM3
A	03/26/21	90% ZD	MM3

PROFESSIONAL STAMP:

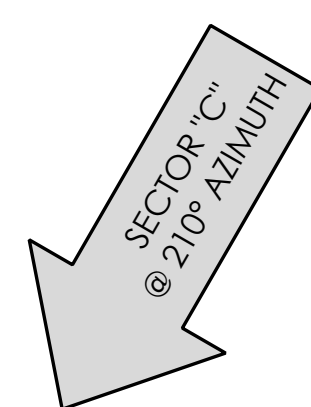
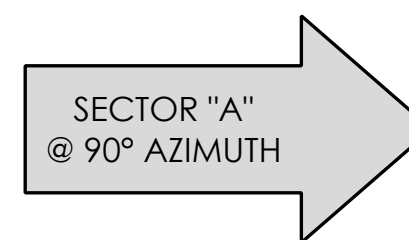
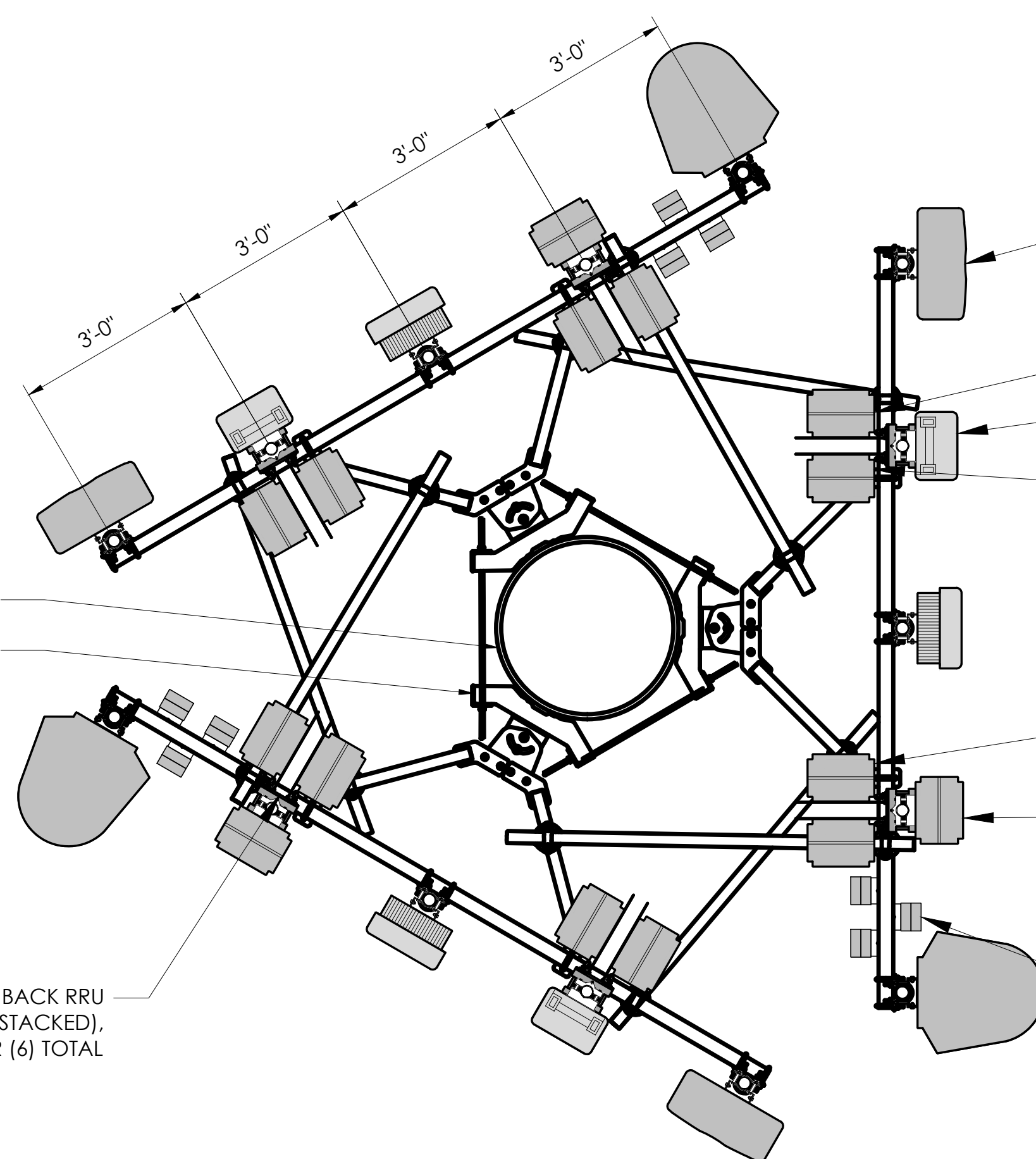
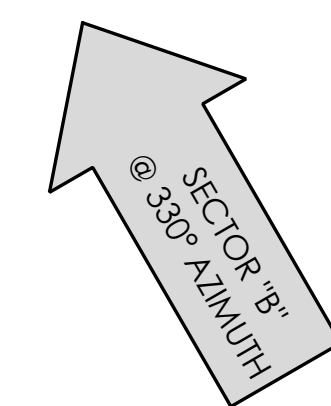
It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

SHEET TITLE:

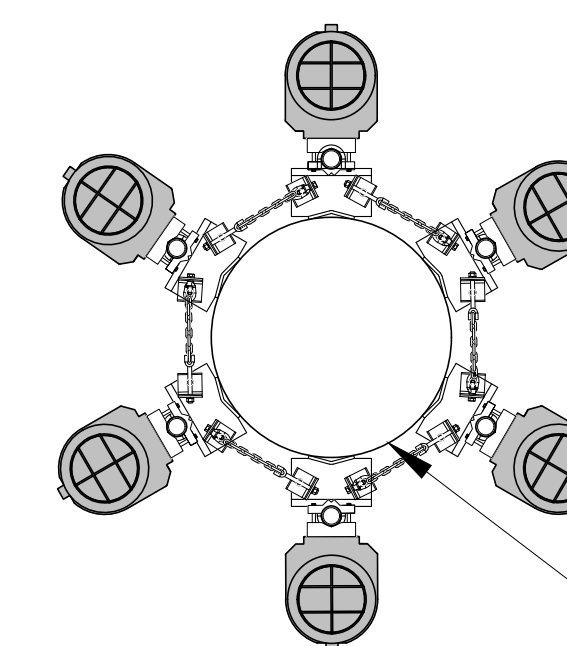
**A-4**

SHEET NAME:

**ANTENNA PLAN,  
RF SCHEDULE, &  
DETAILS**



PANEL ANTENNAS  
AT 142'-6" RAD CENTER



PROPOSED AT&T DC9 SURGE  
SUPPRESSORS DOME, (6) TOTAL

SURGE SUPPRESSORS  
AT 136'-0" RAD CENTER

PROPOSED AT&T CHAIN MOUNT  
SITE PRO1 MODEL: 6CHMT,  
(1) TOTAL

NOTE:  
 (E) ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.

NOTES TO CONTRACTOR:  
 1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.  
 2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.  
 3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

Position	Antenna			RRU, TMA, Diplexer, Etc.		Antenna Information		Line Information		
	Use Existing/ Swap/New	Type Final	Technology Final	Proposed		Azimuth Final	RAD Final	Coax Final	Power/Fiber Final	
				Type	Location					
<b>ALPHA</b>										
1	NEW	Matsing MS-MBA-3.2-H4-L4	LTE 700 5G 850 LTE PCS1 LTE AWS 1&3	(2) RRUS 4449 B5/B12 (3) 8843 B2/B66A (3) DBC0129F1V1-1	TOP TOP TOP	90	142'	None	(12) 0.8 DC POWER TRUNKS + (6) 0.4 FIBER TRUNKS	
2	NEW	Ericsson AIR6449 N77	CBAND	n/a	n/a	90	142'			
3	NEW	Quintel QD86512-2	LTE FNET LTE PCS2 LTE WCS	RRUS 4478 B14 RRUS 4415 B25 RRUS 4415 B30	TOP TOP TOP	90	142'			
<b>BETA</b>										
1	NEW	Matsing MS-MBA-3.2-H4-L4	LTE 700 5G 850 LTE PCS1 LTE AWS 1&3	(2) RRUS 4449 B5/B12 (3) 8843 B2/B66A (3) DBC0129F1V1-1	TOP TOP TOP	330	142'	None		
2	NEW	Ericsson AIR6449 N77	CBAND	n/a	n/a	330	142'			
3	NEW	Quintel QD86512-2	LTE FNET LTE PCS2 LTE WCS	RRUS 4478 B14 RRUS 4415 B25 RRUS 4415 B30	TOP TOP TOP	330	142'			
<b>GAMMA</b>										
1	NEW	Matsing MS-MBA-3.2-H4-L4	LTE 700 5G 850 LTE PCS1 LTE AWS 1&3	(2) RRUS 4449 B5/B12 (3) 8843 B2/B66A (3) DBC0129F1V1-1	TOP TOP TOP	210	142'	None		
2	NEW	Ericsson AIR6449 N77	CBAND	n/a	n/a	210	142'			
3	NEW	Quintel QD86512-2	LTE FNET LTE PCS2 LTE WCS	RRUS 4478 B14 RRUS 4415 B25 RRUS 4415 B30	TOP TOP TOP	210	142'			



**CVL01965**

**CENTRAL VISALIA**  
 201 S. GIDDINGS STREET  
 VISALIA, CA 93291

FA#: 15183385  
 PACE#: MRSFR070452  
 PT#: 3701A01N5E

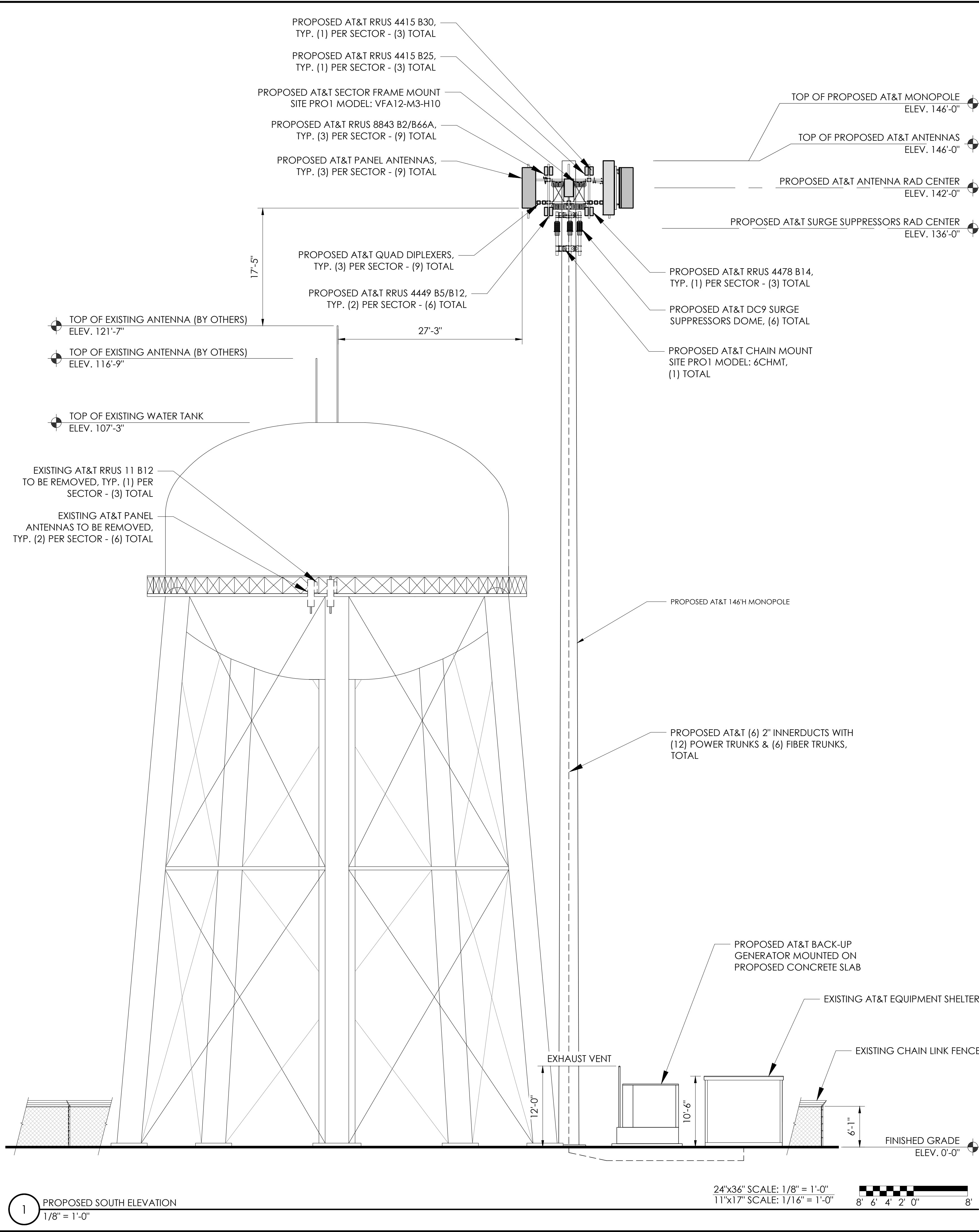
REV	DATE	DESCRIPTION	INT.
2	10/12/21	REVISED 100% ZD	SMR
1	09/24/21	REVISED 100% ZD	JY
0	07/26/21	100% ZD	SMR
B	04/18/21	REVISED 90% ZD	MM3
A	03/26/21	90% ZD	MM3

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

**A-4.1**

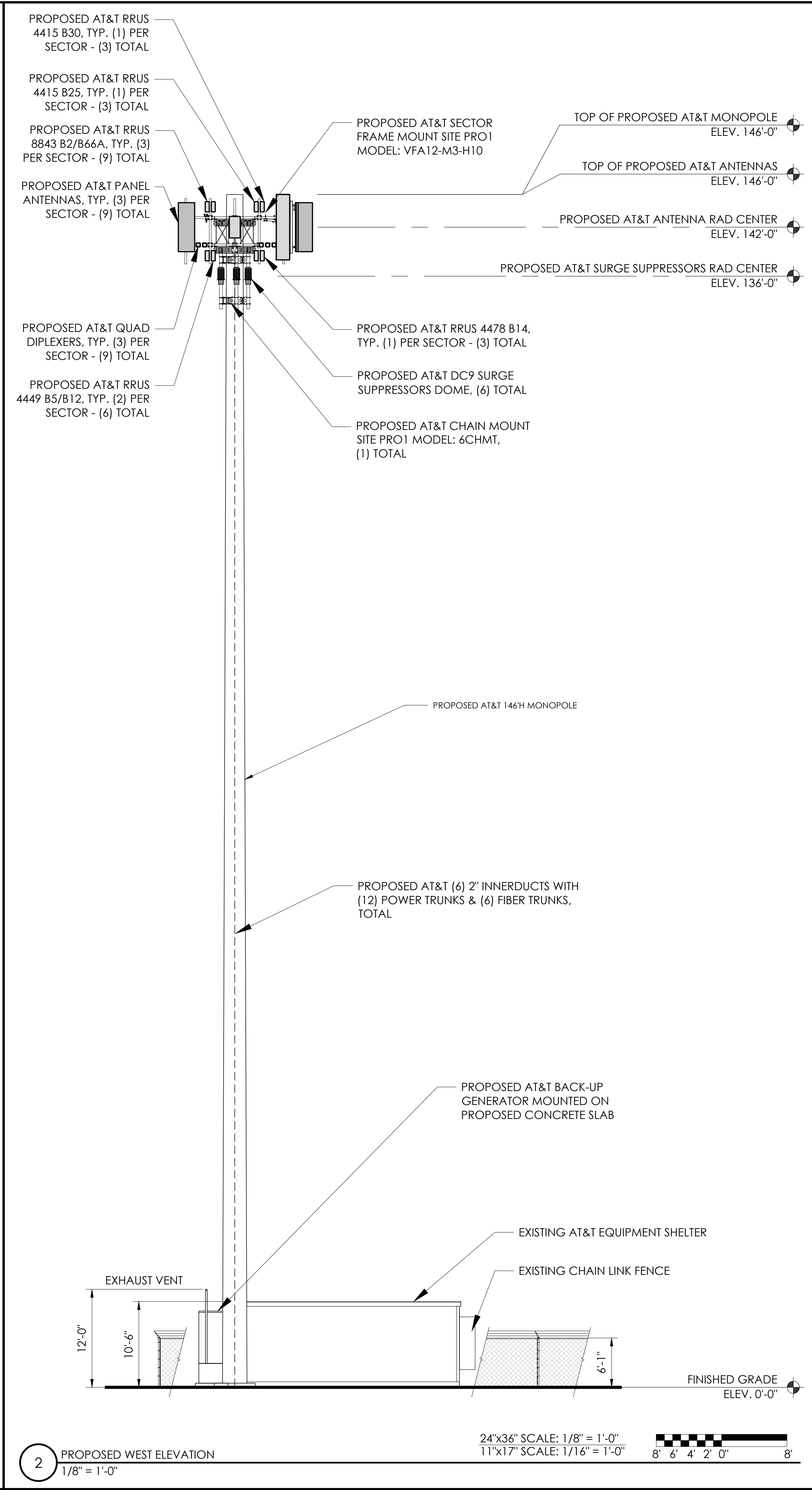
**PROPOSED  
RF SCHEDULE**





1 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6" 4" 2" 0" 8'



2 PROPOSED WEST ELEVATION  
1/8" = 1'-0"

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6" 4" 2" 0" 8'

VENDOR:  
**INFRASTRUCTURE PARTNERS**  
2030 MAIN STREET, SUITE 200  
IRVINE, CALIFORNIA 92614

APPLICANT:  
**AT&T**  
1452 EDINGER AVE.  
TUSTIN, CALIFORNIA 92780

SITE INFORMATION:  
**CVL01965**  
CENTRAL VISALIA  
201 S. GIDDINGS STREET  
VISALIA, CA 93291  
FA#: 15183385  
PACE#: MRSFR070452  
PT#: 3701A01N5E

DESIGN RECORD:

REV	DATE	DESCRIPTION	INT.
2	10/12/21	REVISED 100% ZD	SMR
1	09/24/21	REVISED 100% ZD	JY
0	07/26/21	100% ZD	SMR
B	04/18/21	REVISED 90% ZD	MM3
A	03/26/21	90% ZD	MM3

PROFESSIONAL STAMP:  
It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

SHEET TITLE:  
**A-5**  
SHEET NAME:  
**PROPOSED SOUTH & WEST ELEVATIONS**



## CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive  
Visalia, CA 93292 Tel: (559) 624-1600

November 9, 2021

### **VIA EMAIL**

Paul Bernal, City Planner  
Planning Division  
City of Visalia  
315 East Acequia Avenue  
Visalia, CA 93291  
E: Paul.Bernal@visalia.city

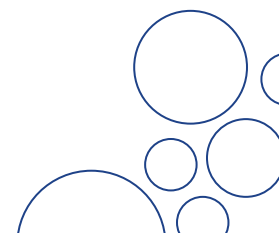
Re: 301 S. Giddings Street, Visalia, CA 93291; APN 093-210-002  
Status of Decommissioning Cal Water's Elevated Water Tank

Dear Mr. Bernal:

California Water Service Company (**Cal Water**) owns the approximately 11,909-square foot parcel at 301 S. Giddings Street in Visalia, CA (the **Property**). Cal Water owns the elevated water tank and improvements for Cal Water's operations (the **Elevated Tank**) on the Property, and leases space on the Elevated Tank to cellular carriers like AT&T to mount their antenna equipment. Cal Water does not own its tenants' leasehold improvements.

We understand that AT&T plans to relocate its equipment from Cal Water's Elevated Tank to a new antenna structure on Cal Water's Property. We also understand that the City is reviewing AT&T's expected use of the Property and Cal Water's plan for decommissioning its Elevated Tank to comply with the City of Visalia Municipal Code §§ 17.52.030 and 17.32.163. In that regard, Cal Water confirms the following information concerning the Elevated Tank and AT&T's lease with Cal Water:

Cal Water is developing plans to decommission its Elevated Tank, but it does not have a firm decommission date. Cal Water's ultimate decision to decommission the Elevated Tank depends on its ongoing review of the tank and other similar assets across the company (expected to continue through 2022), regulatory approvals, and the eventual construction of appropriate replacement facilities to ensure the availability of water supply for Cal Water customers when the Elevated Tank is decommissioned.





## CALIFORNIA WATER SERVICE

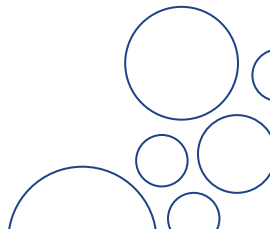
With respect to AT&T's lease with Cal Water, Cal Water confirms the lease expires on December 5, 2021. Under the lease and subject to its terms, AT&T has three unexercised 5-year options and may extend the term through December 5, 2036. If you need additional information, please call me at (559) 624-1620 ext. 74304.

Sincerely,

*Stephen Johnson*

Stephen Johnson  
District Manager

Cc: Blake Whitacre, Contracts Manager, Cal Water (via email)  
Timothy Adams, Director – NorCal, J5 Infrastructure Partners (via email)





# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: RIVER RUN 2022 Date: 1/5/22

Project Description: NEW 172 lot DESCRIPTION

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: DOBK Dyt

Applicant(s) Name: QUEST Equity LLC

Project Address/Location: St. Johns & Houston

Assessor Parcel Number: 103.070.064, 51, 52, 57, 70

Parcel Size (Acreage or Square Feet): 33 Acres Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/05/2022

SPR Agenda: 01/12/2022 Item No. \_\_\_\_\_

R-1-5/RM2

Zone: \_\_\_\_\_ SPR No. 22-003

Historic District: Yes  No

Flood Zone:  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

Existing/Prior Building Use: \_\_\_\_\_

Proposed Building Use: \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

\_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): \_\_\_\_\_

\_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

\_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ↳ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ↳ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ↳ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks,
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements
  - Utility poles, hydrants, street lights, etc.)
  - Parking stalls (include ADA)
  - of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Quest Equity LLC Signature of Owner or Authorized Agent\*  
 Address: 1978 N. Mooney St  
 City, State, Zip: Visalia, CA 93292 Owner Date: 1/5/22  
 Phone: 559-749-6493 Org Authorized Agent  
 Email: \_\_\_\_\_

\*If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

I, Darren Dyer declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN).


103-020-068 103-020-072

AGENT

I designate \_\_\_\_\_ to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 29th day of Dec 2021

OWNER	Signatures
	AGENT
Signature of Owner	Signature of Agent
<u>30312 Rd, 152</u>	Agent Mailing Address
Owner Mailing Address: <u>Visalia, Ca. 93292</u>	Agent Phone Number
<u>559-865-3608</u>	
Owner Phone Number	



